This instrument Prepared By:
Tri-Star Title Co., LLC
106 E. College Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20100073623 AFFIDAVIT
Recvd: 11/19/10 15:04 6 pgs
Fees:32.00 Taxes:0.00
20101119-0092817

SCRIVENER'S AFFIDAVIT

RE: Correction of Quitclaim Deed
from Gary B. Thompson, Grantor
to Gary Bracey Thompson and Timothy J. Scovill
as joint tenants with rights of survivorship,
Grantee, of record in Instrument No. 20080819-0085255
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFPRD

Comes now, Heather Baxter of Advance Title Services and whose address is 7002 Lowe Road, Murfreesboro, TN 37127, and would state as follows:

1. On the 8th day of July, 2008 I was an employee of Tri-Star Title Co., LLC one of my duties was to assist in the preparation of various documents, including Deeds, Deeds of Trust, or similar conveyances of real estate. In connection with my work, I was called upon, from time to time, to prepare and/or review real estate property descriptions.

2. Recorded in Book/Instrument 20080819-0085255 in the Register's Office for Davidson County, Tennessee, is a Quitclaim purporting to describe certain real property that was conveyed by Gary B. Thompson as GRANTOR to Gary Bracey Thompson and Timothy J. Scovill as joint tenants with rights of survivorship as GRANTEES. The description, which appears, of record is set forth as follows:

Tract No. One:

A tract of land located in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, described by a map prepared by Barry Greer and Associated, TN RLS No 211, 2103 Windsor Place, Mt Juliet, TN 37122, (615) 758-9650, dated February 3, 1992, representing surveys by Barry Greer and Associated, dated February 3, 1992, as revised May 5, 1992 and by Barge, Waggoner, Sumner and Cannon, dated September 5, 1986 and more particularly described as follows:

Beginning at an iron pin set in the westerly R.O.W. of Whites Creek Pike, said pin being the present northeast corner of the property conveyed to W.H. Thompson by deed of record in Book 1140, Page 153, R.O.D.C.T. (the original northeast corner having been described as being in the centerline of Whites Creek Pike), and proceeding as follows:

Thence, with the westerly R.O.W. of Whites Creek Pike, South 05 deg, 19 minutes, 25 seconds, E a distance of 573.10' to an iron pin;

Thence, with said R.O.W. with a curve to the left, in southeasterly direction, having a radius of 9092.02' an arc length of 226.92' a chord being of S 06 deg 02 minutes, 19 seconds E for a distance of 226.92' to an iron pin'

Thence, leaving said R.O.W. and severing said Thompson, S 85 deg 38 minutes 48 seconds, W a distance of 715.84' to a fence post;

Thence, North 67 deg 28 minutes 29 seconds W a distance of 1938.66' to an iron pin set in the south boundary of the property conveyed to W.H. Thompson by deed of record in Book 1238, Page 014, R.O.D.C.T.;

Thence, severing said Thompson, North 18 deg 51 minutes 28 seconds E a distance of 1229.43' to a point in the southerly R.O.W. of Old Hickory Blvd;

Thence, with said R.O.W., South 63 degrees 09 minutes, 24 seconds, E a distance of 874.81' to an iron pin;

Thence, with said R.O.W. with a curve to the left in the southeasterly direction, having a radius of 1667.02 an arc length of 288.27 and a chord bearing of South 68 degrees, 06 minutes, 38 seconds, E for a distance of 287.91 to a post, said post being in the west boundary of the property conveyed to John S. Toops, by deed of record in Book 4750, Page 817, R.O.D.C.T.;

Thence, leaving said R.O.W. and with Toops' west boundary , South 18 degrees, 32 minutes, 36 seconds, W a distance of 218.92' to an axle shaft;

Thence, with Toops' South boundary South 77 degrees, 04 minutes, 39 seconds, E a distance of 175.61' to a post;

Thence, with Toops' east boundary , North 01 degree, 53 minutes 04 seconds East, a distance of 218.07 to an iron pin in the southerly R.O.W. of Old Hickory Blvd;

Thence, with said R.O.W. with a curve to the left in an easterly direction, having a radius of 1667.02' an arc length of 364.13' and chord being South 83 degrees, 11 minutes, 39 seconds East for a distance of 364.13' to an iron pin, said pin being the northwest corner of the property conveyed to Otis B. Beard, et ux, by deed of record in Book 3877, Page 647, R.O.D.C.T.;

Thence, leaving said R.O.W. and with said Beard's west boundary, South 01 degree, 10 minutes, 05 seconds, West a distance of 220.62' to an iron pin;

Thence, with said Beard's south boundary, North 88 degrees, 22 minutes, 49 seconds, E a distance of 118.93' to a post, said post being the southwest corner of the property conveyed to Thomas W. Bryant, by deed of record in Book 6196, Page 891, R.O.D.C.T.;

Thence, with said Bryant's south boundary, North 85 degrees, 33 minutes, 10 seconds E a distance of 115.41' to an iron pin, said iron pin being a westerly corner of the property conveyed to White Creek Bank and Trust Company by deed of record in Book 3929, Page 772, R.O.D.C.T.;

Thence, North 83 degrees, 20 minutes, 18 seconds E a distance of 22.95' to an iron pin, said pin being the northwest corner of the property conveyed to the Whites Creek Bank and Trust Co., by deed of record in Book 3929, Page 768, R.O.D.C.T.;

Thence, with said Whites Creek Bank and Trust Company's west boundary, South 04 degrees, 05 minutes, 49 seconds, W a distance of 247.58' to an iron pin;

Thence, with said Whites Creek Bank and Trust Company's south boundary and the south boundary of the property conveyed to R.H. Thompson, by deed of record in Book 5511, Page 773, R.O.D.C.T.; South 84 degrees, 07 minutes, 30 seconds E a distance of 279.06 to the beginning and containing 62.169 acres, more or less.

TRACT NO. TWO:

A tract of land located in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, described by a survey by Barry Greer and Associates, TN RLS No 211, 2103 Windsor Place, Mt Juliet, TN 37122, (615)758-9650, Dated February 3, 1992 and revised May 5, 1992 as follows:

Beginning at an iron pin set in the south boundary of the property conveyed to W.H. Thompson, by deed of record in Book 1140, Page 153, R.O.D.C.T. and in the north boundary of the property conveyed to R.H. Thompson by deed of record in Book 1559, Page 491, R.O.D.C.T., said pin being located North 80 degrees, 48 minutes, 57 seconds W a distance of 1110.00" from the present southeast corner of the property conveyed to W.H. Thompson by deed of record in Book1 140, Page 153, RODC, (the original southeast corner having been described as being the centerline of Whites Creek Pike), and proceeding as follows: Thence with said boundary North 80 degrees, 48 minutes, 57 seconds, West a distance of 555.00" to an iron pin; thence, severing the property conveyed to W.H. Thompson, by deed of record in Book 1140, page 153, RODC, North 05 degrees, 20 minutes, 00 seconds E a distance of 385.00" to an iron pin; thence, North 62 degrees, 10 minutes, 00 seconds E a distance of 350.00" to an iron pin, thence South 70 degrees, 05 minutes 00 seconds East a distance of 275.00" to an iron pin; thence South 02 degrees, 58 minutes 08 seconds West a distance of 478.50" to the beginning and containing 5.832 acres, more or less.

BEING a portion of the same property conveyed to W.H. Thompson by deed from Mrs. Mary E. McCord and Mrs. Nellie E. Raymond of record in Book 1238, Page 14, and by deed from E.T. Hunter and wife, Edna Hunter, of record in Book 1140, Page 153, RODCT; the said W.H. Thompson having dies in 1966 and pursuant to his Last Will and Testament of record in Will Book 87, Page 201, Probate Court for Davidson County, Tennessee property vested solely in Odie H. Thompson, Trustee, with full power to sell, transfer, convey, assign or exchange without joiner of beneficiary. Odie H. Thompson dies on 2-17-89, and by the terms of W.H. Thompsons Last Will and Testament, upon her death the property vested solely in her two sons', William H. Thompson Jr and Reeces H. Thompson. Reece H. Thompson died on 1/11/79 and by the terms of W.H. Thompson's Last Will and Testament, his undivided one half interest in and to said property vests solely in his two children, Gary B. Thompson and Linda Thompson Jarrett. William H. Thompson, Jr. conveyed his one half interest (a 3/8 undivided interest in the whole) and to Jeanne B. Thompson, ¼ of this undivided one half interest (a 1/8 undivided interest in the while), which deed is of record in Book 8635, Page 1, and as re-recorded in Book 8672, Page 110, R.O.D.C. The said property was further conveyed to Gary B Thompson by Quitclaim Deed from Linda Thompson Jarrett in Book 8672, Page 140 and by Quitclaim Deed from Jeanne B. Thompson of record in Book 9672, Page 144 and by Quitclaim Deed from William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, under the Reeces H. Thompson Trustee (said Trust having been set up under the Will of Reece H. Thompson, of record in Will Book 126, Page 36, Probate Court for Davidson County, Tennessee) of record in Book 8672, Page 148, Register's Office for Davidson County, Tennessee.

The said property is subject to the following:

1. Title to that portion of the premises embraced within the bounds and any graves or graveyards, with all rights of ingress and egress thereto.
2. Easements to Southern Bell Telephone and Telegraph Co of record in Book 756, Page 542 and Book 875, Page 12, of said Register's Office.
3. Easement to TN Natural Gas Lines , Inc of record in Book 1333, Page 162 and Book 1318, Page 643 of said Register's Office.
4. Easement to Nashville Gas Co. of record in Book 2137, Page 361 of said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and or storm drainage of record in Book 7640, Page 629 of said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and or storm water of record in Book 7614, Page 31 of said Register's Office.
7. Agreement for Dedication of Easement for Sanitary Sewers and or storm drainage of record in Book 8280, Page 956 of said Register's Office.
8. Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8259, Page 192 and 195 of said Register's Office.
9. Application for Greenbelt Assessment of record in Book 8883, Page 381 of said Register's Office.
10. Joint Right of Way easement agreement of record in Book 8635, Page 24 and amended in Book 8672, Page 168 of said Register's Office.
11. Grant of Underground Utility easement of record in Book 8672, Page 172 of said Register's Office.
12. Declaration, Dedication and Grant of private ingress-egress easement of record in Book 8672, Page 159 and Page 163 of said Register's Office.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

3. The above described deed and its legal description described two tracts, Tract No. One and Tract No. Two.
4. The property being conveyed should have only been Tract No. Two and the Quitclaim Deed mistakenly included Tract 1.
5. The described Tract One should not have been conveyed in said Quitclaim Deed and should be omitted from said Quitclaim Deed.
6. The above described Quitclaim Deed should only contain the Legal Description for Tract Two which contains approximately 5.832 acres, more or less. This legal description is as follows:

TRACT NO. TWO:

A tract of land located in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, described by a survey by Barry Greer and Associates, TN RLS No 211, 2103 Windsor Place, Mt Juliet, TN 37122, (615)758-9650, Dated February 3, 1992 and revised May 5, 1992 as follows:

Beginning at an iron pin set in the south boundary of the property conveyed to W.H. Thompson, by deed of record in Book 1140, Page 153, R.O.D.C.T. and in the north boundary of the property conveyed to R.H. Thompson by deed of record in Book 1559, Page 491, R.O.D.C.T., said pin being located North 80 degrees, 48 minutes, 57 seconds W a distance of 1110.00" from the present southeast corner of the property conveyed to W.H. Thompson by deed of record in Book1 140, Page 153, RODC, (the original southeast corner having been described as being the centerline of Whites Creek Pike), and proceeding as follows: Thence with said boundary North 80 degrees, 48 minutes, 57 seconds, West a distance of 555.00" to an iron pin; thence, severing the property conveyed to W.H. Thompson, by deed of record in Book 1140, page 153, RODC, North 05 degrees, 20 minutes, 00 seconds E a distance of 385.00" to an iron pin; thence, North 62 degrees, 10 minutes, 00 seconds E a distance of 350.00" to an iron pin, thence South 70 degrees, 05 minutes 00 seconds East a distance of 275.00" to an iron pin; thence South 02 degrees, 58 minutes 08 seconds West a distance of 478.50" to the beginning and containing 5.832 acres, more or less.

BEING a portion of the same property conveyed to W.H. Thompson by deed from Mrs. Mary E. McCord and Mrs. Nellie E. Raymond of record in Book 1238, Page 14, and by deed from E.T. Hunter and wife, Edna Hunter, of record in Book 1140, Page 153, RODCT; the said W.H. Thompson having dies in 1966 and pursuant to his Last Will and Testament of record in Will Book 87, Page 201, Probate Court for Davidson County,

Tennessee property vested solely in Odie H. Thompson, Trustee, with full power to sell, transfer, convey, assign or exchange without joiner of beneficiary. Odie H. Thompson dies on 2-17-89, and by the terms of W.H. Thompsons Last Will and Testament, upon her death the property vested solely in her two sons', William H. Thompson Jr. and Reeces H. Thompson. Reece H. Thompson died on 1/11/79 and by the terms of W.H. Thompson's Last Will and Testament, his undivided one half interest in and to said property vests solely in his two children, Gary B. Thompson and Linda Thompson Jarrett. William H. Thompson, Jr. conveyed his one half interest (a 3/8 undivided interest in the whole) and to Jeanne B. Thompson, ¼ of this undivided one half interest (a 1/8 undivided interest in the while), which deed is of record in Book 8635, Page 1, and as re-recorded in Book 8672, Page 110, R.O.D.C. The said property was further conveyed to Gary B Thompson by Quitclaim Deed from Linda Thompson Jarrett in Book 8672, Page 140 and by Quitclaim Deed from Jeanne B. Thompson of record in Book 9672, Page 144 and by Quitclaim Deed from William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, under the Reeces H. Thompson Trustee (said Trust having been set up under the Will of Reece H. Thompson, of record in Will Book 126, Page 36, Probate Court for Davidson County, Tennessee) of record in Book 8672, Page 148, Register's Office for Davidson County, Tennessee.

The said property is subject to the following:

13. Title to that portion of the premises embraced within the bounds and any graves or graveyards, with all rights of ingress and egress thereto.
14. Easements to Southern Bell Telephone and Telegraph Co of record in Book 756, Page 542 and Book 875, Page 12, of said Register's Office.
15. Easement to TN Natural Gas Lines, Inc of record in Book 1333, Page 162 and Book 1318, Page 643 of said Register's Office.
16. Easement to Nashville Gas Co. of record in Book 2137, Page 361 of said Register's Office.
17. Agreement for Dedication of Easement for Sanitary Sewers and or storm drainage of record in Book 7640, Page 629 of said Register's Office.
18. Agreement for Dedication of Easement for Sanitary Sewers and or storm water of record in Book 7614, Page 31 of said Register's Office.
19. Agreement for Dedication of Easement for Sanitary Sewers and or storm drainage of record in Book 8280, Page 956 of said Register's Office.
20. Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8259, Page 192 and 195 of said Register's Office.
21. Application for Greenbelt Assessment of record in Book 8883, Page 381 of said Register's Office.
22. Joint Right of Way easement agreement of record in Book 8635, Page 24 and amended in Book 8672, Page 168 of said Register's Office.
23. Grant of Underground Utility easement of record in Book 8672, Page 172 of said Register's Office.
24. Declaration, Dedication and Grant of private ingress-egress easement of record in Book 8672, Page 159 and Page 163 of said Register's Office.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This Affidavit is made of my personal knowledge to correct the error above described.

Heather Baxter

EXECUTED on this 15th day of November, 2010.

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me the within named Heather Baxter, of Murfreesboro, TN, who made oath that he/she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he/she executed the within described document for the purpose of correcting the scrivener's error herein described.

Witness my hand and official seal this 15th day of November, 2010.

NOTARY PUBLIC
My commission expires: 8/20/2013

