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20110224-0015120

This instrument prepared by:
Mudter & Patterson, Attys.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
29948

SCRIVENER'S AFFIDAVIT

Re: Correction of Substitute Trustee's Deed from Amy Smith, Trustee, to Titan Financial Group, LLC, recorded as Instrument No. 20050829-0103401, Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, R. Garry Chaffin, states that he is an attorney at law with the firm of Chaffin, Burnsed & Blackburn, PLLC, and makes oath that the following statements are true to the best of his knowledge, information and belief:

1. That Chaffin, Burnsed & Blackburn, PLLC, Attys. prepared a substitute trustee's deed (hereinafter the "Deed") dated August 26, 2005, in which Amy Smith, Trustee, conveyed certain real property to Titan Financial Group, LLC, said Deed having been recorded on August 29, 2005, as Instrument No. 20050829-0103401, Register's Office for Davidson County, TN;

2. That through inadvertence and mistake, the Deed recites that the foreclosed deed of trust was recorded as Instrument No. 20020605-0068330, said Register's Office, when in fact it was recorded as Instrument No. 20001110-0112109, said Register's Office (all references to the modifications and/or assumptions of said deed of trust being correctly referenced in the Deed);

3. That through inadvertence and mistake, the last sentence of the second paragraph of said Deed recites that the foreclosed deed of trust secured to lender the payment of a note in the amount of $199,417.65 and that it covered five (5) real properties, only one being transferred by the Deed, and said sentence was not accurate and should have been deleted from the Deed;

4. That through inadvertence and mistake, the substitute trustee's deed recites that the appointment of substitute trustee was recorded as Instrument No. 20050712-0080526, said Register's Office, when in fact it was recorded as Instrument No. 20050712-0080537, said Register's Office;

5. That through inadvertence and mistake, the Deed recites that the conveyance was subject to a lien filed by Metro Government in Instrument No. 20030415-0049861 and an order of demolition filed by Metro Government in Instrument No. 20020121-0008430, said Register's Office, neither of which instruments apply to the property being conveyed; and

6. That this affidavit is being made to correct the references in said Deed as they are set forth herein.

R. Garry Chaffin, Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15th day of February, 2011.

Notary Public

My commission expires _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Garry Chaffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 15th day of February, 2011.

Notary Public

My commission expires _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013