RECORD & RETURN TO:

This Instrument Prepared By:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072

PLEASE INDEX UNDER:
Peter Luboff and Patricia M. Luboff

STATE OF TENNESSEE
COUNTY OF Sumner

Cross Reference to
Instrument No. 20110502-0033468
Davidson County Register's Office

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer came Jake Crum (the "Affiant") on behalf of Clarity Title, LLC, who being sworn duly deposes as follows:

1.

Clarity Title, LLC was the agent on the 28th day of April, 2011 representing Peter Luboff and wife, Patricia M. LuBoff (hereinafter referred to as "Grantees") and Robert W. Johnson, Executor of the Estate of Mary F. Spears (hereinafter referred to as "Grantor") for a transaction involving the property described below, attached hereto and incorporated herein by reference:

Land in Davidson County, Tennessee being Lot 5 of Block "A" in E.T. Brown's Subdivision of Eastwood, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines 150 feet to a 12-foot alley.

2.

In conjunction with said closing, Clarity Title, LLC prepared a Warranty Deed dated April 28, 2011 executed by Robert W. Johnson, Executor of the Estate of Mary F. Spears, and filed of record in the Davidson County Register's Office.

3.

A scrivener's error was made in said Warranty Deed in that the legal description was incorrect. Said legal description referred to the Subdivision as:

Land in Davidson County, Tennessee being Lot 5 of Block "A" in E.T. Brown's Subdivision of Eastland, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines 150 feet to a 12-foot alley

and should have read as follows:

Land in Davidson County, Tennessee being Lot 5 of Block "A" in E.T. Brown's Subdivision of Eastwood, as of record in Book 332, Page 63, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the south side of Seymour Avenue and runs back between parallel lines 150 feet to a 12-foot alley.

4.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

BILL GARRETT, Davidson County
Trans:T20110035969 AFFIDAVIT
Recvd: 06/16/11 09:34 2 pgs
Fees:12.00 Taxes:0.00
20110616-0046056

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

Jake Crum

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jake Crum, the within named bargainor, with I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 2nd day of June, 2011.

Notary Public

Commission Expiration

9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY