BILL GARRETT, Davidson County
Trans:T20110040949 AFFIDAVIT
Recvd: 07/08/11 09:22 2 pgs
Fees:12.00 Taxes:0.00
20110708-0052283

SCRIVENER'S ERROR AFFIDAVIT

William J. Parker, Esq., being first duly cautioned, deposes and says the following:

1. I am an attorney at law duly admitted to practice in the Commonwealth of Pennsylvania. I am claims counsel to Conestoga Title Insurance Company, a Pennsylvania Corporation authorized to issue title insurance in the State of Tennessee.

2. Bosch Title, LLC. ("Bosch") was a duly authorized agent of Conestoga Title Insurance Company until July 9, 2009, and was authorized to issue title insurance policies for Conestoga Title Insurance Company until that time.

3. Conestoga Title Insurance Company's paperwork indicates that Bosch was the settlement agent for a real estate purchase between Phillips Builders, LLC and Ronald B. Anderson, II and Erin M. Anderson, involving real property commonly known as 1149 Pawnee Trail, Madison, TN 37115 ("the Premises").

4. The closing purportedly took place on October 19, 2007.

5. On or about July 9, 2009, Bosch ceased operations, and closed its doors.

6. The mortgage filed by Bosch on November 6, 2007 to Instrument No. 20071106-0130793, contained the following scrivener's error:

   "Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Cumberland Situation at Wilson Camp, Section 7, **of record in Instrument No. 20061010-0128819**, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

   The correct legal description should read:

   "Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Cumberland Situation at Wilson Camp, Section 7, **as shown by plat of record in Instrument 200610100125617 and re-recorded in Instrument 200610100125619,** Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

7. The said Deed to the property is filed to Instrument No. 20071106-0130792 on November 6, 2007.

8. The said Mortgage was executed on October 19, 2007 and recorded November 6, 2007 to Instrument No. 20071106-0130793.

9. That your affiant makes this affidavit to correct said records of the Recorder's Office of Davidson County.

And further affiant sayeth not.

Dated: 6/29/11

William J. Parker, Esq.

Commonwealth of Pennsylvania :
: ss
County of Lancaster :

Sworn to before me and subscribed in my presence this 29 day of June, 2011.

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca A. Breault, Notary Public
City of Lancaster, Lancaster County
My commission expires May 07, 2013

Rebecca A. Breault, Notary Public

Prepared by:
Legal Department
Conestoga Title Insurance Co.
137 East King Street
Lancaster, PA 17602
File No. 2790