This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Ed Ryan**, hereinafter referred to as Affiant, on this 13th day of July, 2011, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. On April 24, 2001 Ed Ryan, Esquire prepared and recorded a Quitclaim Deed executed by Mary Theresa Boone of record in Instrument No. 20010424-0040396, Register's Office for Davidson County, Tennessee.

2. Said Quitclaim Deed is erroneous as the result of a scrivener's error by the Affiant or a member of his staff in that **there is a call in the legal description that is inadvertently typed twice.**

3. That Affiant **makes this affidavit for the purpose of correcting the Legal Description and** to read as follows:

   Land in Davidson County, Tennessee being the Westerly portion of Lot No. 25 of the Sunset Park Subdivision as recorded in Book 332, Page 132, Register's Office of Davidson County, and being more fully described as beginning at the Northwest corner of said lot No. 25 and running Easterly forty-nine (49) feet to a point on the Northerly boundary of Lot No. 25; thence Southerly one hundred sixty and one-half (160.50) feet to a point in the Southerly boundary of said Lot No. 25; thence forty-nine (49) feet westerly to the Southwest corner of said Lot No. 25 thence Northerly to the point of beginning.

4. This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ed Ryan**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2011.

Notary Public

My Commission Expires:

JONI GORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

BILL GARRETT, Davidson County
Trans:T20110042845 AFFIDAVIT
Recvd: 07/15/11 16:03 1 pgs
Fees:12.00 Taxes:0.00

20110715-0054415