03

Realty Title

State of Tennessee
County of Williamson

Scrivener's Affidavit
(Reference to Warranty Deed of record in Instrument No. 20031203-0173951, DCROD)

Comes now Realty Title & Escrow Company, Inc., with offices at 5111 Maryland Way, Suite 210, Brentwood, Tennessee, by and through its authorized agent, and states on oath:

1. That Realty Title & Escrow Company, Inc., prepared a certain Warranty Deed dated November 20, 2003, wherein Jessica Kelley Lamb, joined by her husband Donan C. Lamb, conveyed certain property to Mato Komsic and wife, Slavica Komsic;
2. That said Deed was originally recorded with the Register of Deeds of Davidson County, Tennessee, in Instrument No. 20031203-0173951;
3. That the legal description in said Deed, through scrivener's error, incorrectly references the Plat Book number (stating it as "2" rather than "2663") for the original plat of the subdivision known as Charlotte Park, Section I, and further fails to reference the Amendment to Set-Back Line on the Plan of Charlotte Park, Section I and II, filed of record at Book 2707, Page 209, in Register of Deeds of Davidson County, Tennessee;
4. That the complete and correct description for the subject property intended to be conveyed and acquired in said Deed referenced above is as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 52 on the plan of Charlotte Park, Section I of record in Book 2663, Page(s) 2-6, as amended in Book 2707, Page 209, Register's Office for said County. Said Lot No. 52 fronts 81.0 feet on the broken Southerly margin of American Road and extends back 151.2 feet on the easterly line and 137.0 feet on the Westerly line to a dead line in the rear, measuring 68.0 feet thereon.

5. That this affidavit is given to correct and explain the error and to assist the present owner, as well as all future owners, lenders, title examiners and insurers.

Realty Title & Escrow Company, Inc.,

By: _____
Robert J. Ames
Senior Attorney

BILL GARRETT, Davidson County
Trans:T20110043963 AFFIDAVIT
Recvd: 07/21/11 08:27 2 pgs
Fees:12.00 Taxes:0.00
20110721-0055753

Subscribed and sworn to before me the undersigned on this 14th day of July, 2011.

Notary Public

My commission expires: 11-23-2014

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named Robert J. Ames, 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, and who further acknowledged that he is Senior Attorney of Realty Title & Escrow Company, Inc., and that as such Senior Attorney he is authorized by Realty Title & Escrow Company, Inc., to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, Tennessee, this 14th day of July, 2011.

Notary Public

My commission expires: 11-23-2014

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This instrument prepared by:
Realty Title and Escrow Company, Inc.
1187 Old Hickory Blvd, Ste 100
Brentwood, TN 37027

#31588