Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0374

Prepared by:

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20111019-0081417

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned authority, personally appeared Sam H. Poteet, Jr., who first being duly sworn, on oath, deposes and says as follows:

1. I drafted a certain Quitclaim Deed executed October 15, 2010, by Glenda Earle Bell (the "Grantor") to convey by quitclaim all of Grantor's interest in and to certain real property commonly known as 4838 Old Hickory Boulevard, Nashville, Tennessee (the "Property"). Said Quitclaim Deed was filed for record on December 9, 2010, and is recorded as Instrument No. 20101209-0098294 in the Register's Office for Davidson County, Tennessee.

2. Following the recording of said Quitclaim Deed, the Office of the Davidson County Tax Assessor contacted my office regarding the legal description of the Property in said Quitclaim Deed. The legal description in the Quitclaim Deed was taken from the prior Special Warranty Deed dated November 24, 2003, from Manufacturers & Traders Trust Company, Trustee for Securitization Series 1998-4, Agreement, dated 12, to Charles Ray Bell, recorded as Instrument Number 20031125-0171163, in the Register's Office for Davidson County, Tennessee (the "M&T Deed"). The Office of the Davidson County Tax Assessor advised my office that the M&T Deed included an incorrect description of the Property, and that therefore, the legal description in the Quitclaim Deed I recorded was also incorrect. Although (i) the conveyance from Grantor under the Quitclaim Deed in paragraph 1 was by quitclaim, and (ii) no warranty was made as to the accuracy of the property description contained therein, my office contacted counsel for Manufacturers & Traders Trust Company ("M&T"), who subsequently prepared and recorded a Corrected Special Warranty Deed, from M&T to Charles Ray Bell, dated March 1, 2011, of record as Instrument No. 20110308-018419 (the "Corrected M&T Deed"), and which contains the correct legal description of the Property.

3. This Affidavit is being recorded for the purpose of correcting an incorrect legal description for the Property contained in the Quitclaim Deed, and to specify that the

property intended to be included in the Quitclaim Deed (Instrument No. 20101209-0098294) is and should be the property described in the attached **Exhibit A**.

Further, affiant sayeth not.

Sam H. Poteet, Jr., Esq., Affiant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Sam H. Poteet, Jr., 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 seal at office this 17th day of October, 2011.

Laurie Matthews
Notary Public
My Commission Expires: 11/5/2014

LAURIE MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

611309

Exhibit A

BEGINNIG at a point in the easterly margin of Old Hickory Boulevard, said point being the Southwest corner of the property conveyed to Joe William Moore and wife, by deed from E. O. Simpkins and wife, of record in Book 3957, page 665; Register's office for DAVIDSON County, Tennessee; thence southwardly with the easterly margin of Old Hickory Boulevard, 100 feet, more or less, to the northwesterly corner of the property conveyed to Ronald E. Simpkins and wife, by deed from C. W. Rogers and wife, of record in Book 4673, page 60, said Register's Office; thence eastwardly with Simpkins' line, 200 feet, more or less, to a point; thence continuing with Simpkins' line, northwardly 100 feet, more or less, to said Joe William Moore's southerly line; thence with Moore's said southerly line, westwardly 200 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to Barry W. Majors, an unmarried person, and Mary Lou Wright, an unmarried person, as joint tenant with right of survivorship by Warranty Deed dated April 8, 1997 and recorded on April 10, 1997 in Book 10412 at page 390 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-4, Agreement dated 12, by Trustee's Deed from Robert M. Wilson, Jr., as Successor Trustee dated April 24, 2002, recorded on May 8, 2002 of record Instrument Number 20020508-0056913, for further reference see Correction Trustee's Deed filed September 4, 2003 as Instrument Number 20030904-0128036, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Charles Ray Bell from Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1998-4, Agreement dated 12, by Special Warranty Deed filed for record on November 25, 2003 as Instrument Number 20031125-0171163.

THE PROPERTY DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM THAT CERTAIN *CORRECTED* SPECIAL WARRANTY DEED, FILED MARCH 8, 2011, INSTRUMENT NUMBER 20110308-0018419, FILED OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE DRAFTSPERSON ASSUMES NO LIABILITY FOR THE ACCURACY THEREOF.