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, **Laura Mitchell**, hereinafter referred to as Affiant, on this 8th day of December 2011, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information and belief:

1. The affiant is an employee of Rudy Title and Escrow, LLC.

2. On October 3, 2000, Rudy Title and Escrow, LLC, prepared a Warranty Deed, wherein **Courtney Nietfeld, Jennifer P. Nietfeld, Randall Hawks and Julie Hawks,** conveyed real property located at **820 Benton Avenue, Nashville, Tennessee 37212** to **Denine Rowan**, recorded in **Instrument No. 20001012-0101579,** Register's Office for Davidson County, Tennessee.

3. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of the Affiant's staff in that reference is not made that Courtney Nietfield is one and the same as Courtney Nietfeld and the correct spelling of the last name is Nietfeld.

4. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of the Affiant's staff in that reference is not made that Jennifer P. Nietfield is one and the same as Jennifer P. Nietfeld and the correct spelling of the last name is Nietfeld.

5. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of the Affiant's staff in that reference is not made that Randall Hawles is one and the same as Randall Hawks and the correct spelling of the last name is Hawks.

6. Said Warranty Deed is erroneous as the result of a scrivener's error by the Affiant or a member of the Affiant's staff in that reference is not made that Julie Hawls is one and the same as Julie Hawks and the correct spelling of the last name is Hawks.

7. That Affiant **makes this affidavit for the purpose of clarifying that the Grantees referenced in Deed Book 11354, page 728 are one and the same as the Grantors referenced in Instrument No. 20001012-0101579, Register's Office for Davidson County, Tennessee.**

8. 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, **Laura Mitchell**, the within named bargainor, with whom 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 purposes therein contained.

Witness my hand and official seal this 8th day of December 2011.

PATRICIA J. PARSONS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Notary Public

My Commission Expires:
5-11-2012

BILL GARRETT, Davidson County
Trans:T20110079245 AFFIDAVIT
Recvd: 12/15/11 08:45 1 pgs
Fees:12.00 Taxes:0.00
20111215-0097478