BILL GARRETT, Davidson County
Trans:T20120020490 AFFIDAVIT
Recvd: 03/21/12 14:03 2 pgs
Fees:12.00 Taxes:0.00
20120321-0024052

This Instrument Prepared by:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

SCRIVENER'S AFFIDAVIT

Comes now, Robert F. Spann, after first being duly sworn, and states that he is the preparer of a Warrnty Deed deed from Lee Humphrey and wife, Patty Humphrey to Johnny Burroughs and wife, Linda Burroughs as to an undivided one-half interest and Joe Burroughs and wife, Gina Burroughs, as to an undivided one-half interest, dated August 18, 2003, and recorded in Instrument No. 20111117-0090155, Register's Office for Davidson County, Tennessee.

WHEREAS, by inadvertence and mutual mistake, said deed and conveyance had an incorrect legal description, described as follows:

Tract 1. Map 070-00, parcel 005. Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being the northwesterly half of Lot No. 19 on the unrecorded plan of Brattonview Subdivision at Bordeaux, Tennessee, described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the southwesterly margin of Bellfield Avenue, 150 feet northwesterly from the northwesterly margin of Courtney Avenue; thence with the southwesterly margin of said Bellfield Avenue, northwestwardly 150 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots, southwestwardly 100 feet to the corner of Lots Nos. 18 and 19; thence with the line between said Lots Nos. 18 and 19, southeastwardly 150 feet; thence northeastwardly and parallel with the northwesterly margin of said Courtney Avenue, 100 feet to the beginning.

Being the same property conveyed to Danny Lee Humphrey and Nicholas Jay Humphrey, by deed from Betty Jean Dufrene, Barbara Diane Martin, Janie Louise Dies, and James Douglas Humphrey, of record in Book 9710, page 86, Register's Office for Davidson County, Tennessee.

Tract 2. Map 070-5, parcel 01. Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 16 on the plan of H. E. Simpkins' Division of the L. G. Curtis Lands, as of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning in the center of Lloyd Avenue, 220 feet North of the corner of Lots Nos. 16 and 17; thence with the center of said Avenue, northwardly 150 feet to the northeast corner of Lot No. 16; thence with the northerly line of same, westwardly 267 feet; thence southeasterly 281 feet, more or less, to the beginning.

This conveyance is made subject to the retention of an easement 20 feet wide, for ingress and egress by the grantor, along his existing driveway which crosses the land subject to this conveyance. The easement is retained for the use of the grantor, his heirs and assigns, for use at all times hereafter, with or without vehicles, for all purposes connected with the use of the land in an adjacent tract owned and retained by the Grantor, and is to be held as appurtenant to that adjacent land which was conveyed to John B. Humphrey and wife, Cecil Imogene Humphrey, by deed of record in Book 1264, page 10, Register's Office for Davidson County, Tennessee.

WHEREAS, the property in said warranty deed should have been described as follows:

2414 Lloyd Avenue: Map 070-5, parcel 01. Land in Davidson County, Tennessee, being the northeasterly part of Lot No. 16 on the plan of H. E. Simpkins' Division of the L. G. Curtis Lands, as of record in Book 547, page 39, Register's Office for said County, described as follows:

Beginning in the center of Lloyd Avenue, 220 feet North of the corner of Lots Nos. 16 and 17; thence with the center of said Avenue, northwardly 150 feet to the northeast corner of Lot No. 16; thence with the northerly line of same, westwardly 267 feet; thence southeasterly 281 feet, more or less, to the beginning.

This conveyance is made subject to the retention of an easement 20 feet wide, for ingress and egress by the grantor, along his existing driveway which crosses the land subject to this conveyance. The easement is retained for the use of the grantor, his heirs and assigns, for use at all times hereafter, with or without vehicles, for all purposes connected with the use of the land in an adjacent tract owned and retained by the Grantor, and is to be held as appurtenant to that adjacent land which was conveyed to John B. Humphrey and wife, Cecil Imogene Humphrey, by deed of record in Book 1264, page 10, Register's Office for Davidson County, Tennessee.

I, Robert F. Spann, execute this affidavit for the purpose of correcting said land description on said Warranty Deed.

ROBERT F. SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Robert F. Spann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of March, 2012.

NOTARY PUBLIC

MAXINE Q. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

7/7/2014