Prepared by:
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BILL GARRETT, Davidson County
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SCRIVENER'S AFFIDAVIT
CORRECTION OF WARRANTY DEED
LEGAL DESCRIPTION

I, Judith C. Jacobs, of Nashville, Tennessee, after being duly sworn, hereby certify that the legal description within a Warranty Deed executed by Ruby Youngblood, a widow, and Recorded in Davidson County, Register of Deeds office in Instrument No. 20070618-0072593, was described in error.

WHEREAS, Ruby Youngblood, a widow, delivered to Gary R. Youngblood and wife, Dawn M. Youngblood, a Warranty Deed dated June 15, 2007, which was intended to convey certain property to them to correct ownership as to remaining property revised legal description per new survey, dated October 1, 1993; and

WHEREAS, said Warranty Deed was recorded on June 15, 2007, in Instrument No. 20070618-0072593, at the Office of the Register of Deeds for Davidson County, Tennessee; and

WHEREAS, it was later discovered by the parties to the said Warranty Deed that the legal description of the intended subject property was recited incorrectly in the Warranty Deed; and

WHEREAS, the parties to the said Warranty Deed are now pleased to herein correct the legal description of the property intended by the parties to be conveyed in the said Warranty Deed as follows,

See attached **EXHIBIT "A"** attached hereto and made a part of this document.

Portions of Tax Map 043 14 0 087.00

The purpose of this affidavit is to attest and affirm that the mistake in the Legal Description contained in said Warranty Deed of said instrument is an oversight error, and that the Legal Description should have read as stated above.

Judith C. Jacobs
Deed Described Herein.

State of Tennessee
County of Davidson

Personally came before me this Judith C. Jacobs, day of 23, March, 2012, the above named to me known to be the person who executed the foregoing instrument and acknowledged the same to be her free act and deed.

Notary Public
My Commission Expires: 3-8-16

JONATHAN THISTON JACOBS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

EXHIBIT "A"

As described:
Land in the 11th, formerly the 19th Civil District of said County, being the easterly one half of lot number 34 and all of lot number 35 on the map of the Bixler Property, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 11th, 1951, as follows:

Beginning at a stake at the northwest corner of Old Hickory Boulevard and Lanier Drive; thence with said Drive northwardly 200 feet to a stake at the corner of lots numbers 35 and 47; thence with the line between lots numbers 34, 35, 46 and 47 Westwardly 150 feet to a stake; thence southwardly 200 feet to a stake in the northerly margin of Old Hickory Boulevard; thence with said Boulevard eastwardly 150 feet to the beginning.
Being all that certain land conveyed to Luther Youngblood and wife, Ruby Youngblood by Warranty Deed dated November 23, 1951, and filed for record in Book 2042, page 495, in the Register of Deeds Office in and for Davidson County, Tennessee, and being further conveyed as follows:

Being all that certain land conveyed to Gary R. Youngblood and wife, Dawn M. Youngblood by Warranty Deed dated June 15, 2007, and filed for record in Instrument No. 20070618-0072593, said Register of Deeds Office.

And Being: Lot(s) No. 1 and 2 on the Plan of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, having been cobined and described by the legal description in a certain deed conveying land, lot and/or tract to Gary R. Youngblood and wife, Dawn M. Youngblood by Warranty Deed from Ruby Youngblood, a widow and filed in Deed Instrument No. 20070618-0072593, by-which description conveyed a portion of property not owned by Grantor at time of conveyance and should have been better described exclusively as Lot 2 on the Plat of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, Register of Deeds Office in and for Davidson County Tennessee.

Less and Except the following sell off of Lot 1, as described according to a NEW survey of record in Book 8250, page 229, Register of Deeds Office in and for Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

And; Being the same property conveyed to Dustin Clouser, by Warranty Deed from Ruby Youngblood, dated June 15, 2007, and recorded in Instrument No. 20070618-0072131, Register of Deeds Office in and for Davidson County, Tennessee.

CONTINUED NEXT PAGE:

NEW LEGAL DESCRIPTION AS FOLLOWS:
Property having been surveyed and re-platted by Barry Greer & Associates, Land Surveyors, 2103 Windsor Place, Mt. Juliet, Tenn 37122, (615) 758-9650, dated October 1, 1993, and filed in accordance to all applicaple and governing codes and/or laws in and for the County of Davidson and State of Tennessee, having been recorded in the Register of Deeds Office in and for Davidson County, Tennessee in Book 8250, page 229, said Register's Office, and being now described as follows for a more complete legal description of said land or tract, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section One Luther & Ruby Youngblood Subdivision of record in Plat Book 8250, page 229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Subject to a certain Permanent Driveway Easement which having been conveyed with lot 1, and described as follows, to-wit:

A Permanent Driveway Easement is hereby conveyed with said lot, this being part of lots 2 and 1, shared property line entering from the rear of said lots, for the purposes of ingress and egress for Lot One, and having shared maintenance of such driveway.