RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120031650 AFFIDAVIT
Recvd: 05/01/12 09:47 2 pgs
Fees:12.00 Taxes:0.00
20120501-0037068

THIS INSTRUMENT PREPARED BY:
Hardeman & Montgomery
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SCRIVENER'S AFFIDAVIT

WHEREAS, Jack Hooberry, unmarried, ("Grantor") conveyed to David A. Cline and wife, Teresa D. Cline, ("Grantees") by a Warranty Deed dated December 23, 1996, filed for record in Book 10301, page 638, Register's Office for Davidson County, Tennessee, the property commonly known as 537 Longview Drive, Pegram, TN 37143.

WHEREAS the property conveyed was described as:

Land in the 9th civil District of Davidson County, Tennessee, being known as Lot No. 16 as shown on an unrecorded survey and described as follows: Beginning in the center of Longview Drive, approximately 1085 feet westerly from the westerly margin of Old Charlotte Pike, being the southwest corner of the property herein conveyed and the southwest corner of Lot No. 17 as shown on said unrecorded plat; thence with the dividing line of said lots north 3.5 deg. East 470 feet to a dead line; thence east 24.5 deg. south 108 feet to the northeasterly corner of Lot 15; thence with a dividing line between said two lots south 3.5 east 500 feet to the corner of said unnamed road; thence with the center of said road west 8 deg. north 100 feet to the point of beginning.

Being the same property conveyed to Jack Hooberrty and wife, Ida F. Hooberry, by deed from Bryan A. Langston and wife, Marguerite L. Langston of record in Book 3903, page 884, Register's Office for Davidson County, TN. Ida F. Hooberry has since died, leaving Jack Hooberry the surviving spouse.

WHEREAS a "scrivener's error" was made in the said legal description

NOW THEREFORE, J. Greg Hardeman, ("Affiant") makes the following statements:

I am an attorney at law, licensed under the laws of the State of Tennessee and prepared the Warranty Deed of record in Book 10301, page 638, wherein Jack Hooberry, unmarried, conveyed subject property to David A. Cline and wife, Teresa D. Cline. I was made aware that the legal description that should have been used should have come from the Deed of Correction of record in Book 3939, page 554, said Register's Office, and that the current legal description is incorrect and this was the result of a "scrivener's error" by the Affiant or a member of his staff and that the intention of the Grantor in the said Warranty Deed was to convey the following property:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of a road called Longview Drive, said road running northwest-wardly off of Old Charlotte Road, said point in the center of said Longview Drive being the southwest corner of the property conveyed to Bruce Lee Vickery and wife, by deed from David S. Ferguson and wife, of record in Book 3101, page 230, Register's Office for said County; thence with said Vickery's westerly line, north 3.5 deg. east 470 feet; thence north 24 ½ degrees west 100 feet to the northeast corner of the property conveyed to John E. Foster, et al, by deed from Donald E. Robinson, and wife, of record in Book 3642, page 104, said Register's Office; thence with said Foster's easterly line, south 3½ degrees west 500 feet to the center of said Longview Drive; thence with the center of same, eastwardly 100 feet to the beginning, containing 1.11 acres, more or less.

Being the same property conveyed to Jack Hooberry and wife, Ida F. Hooberry, by deed from Bryan A. Langston and wife, Marguerite L. Langston of record in Book 3903, page 884, and by Deed of Correction of record in Book 3939, page 554, Register's Office for Davidson County, TN. Ida F. Hooberry has since died, leaving Jack Hooberry the surviving spouse.

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.

FURTHER, the Affiant sayeth not.

J. GREG HARDEMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Greg Hardeman, the bargainor, 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 official seal this 30th day of April, 2012.

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014