BILL GARRETT, Davidson County
Trans:T20120043526 AFFIDAVIT
Recvd: 06/13/12 11:01 2 pgs
Fees:12.00 Taxes:0.00
20120613-0051622

This instrument prepared by:
Harris A. Gilbert, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT

(RE: Warranty Deed of record in Instrument Number 20120308-0020229, Register's Office for Davidson County, Tennessee.)

Comes now Harris A. Gilbert and states on oath the following:

1. That as an attorney, I represented PAULINE GILBERT BADER, CHARLES GILBERT, JR., HARRIS NORMAN GILBERT, JENNIFER LEE GILBERT, GAY LEVINE EISEN, EXECUTRIX OF THE ESTATE OF MORRIS LEVINE, HOWARD COHEN, SANFORD COHEN, MARIA COHEN, NOW KNOWN AS MARIA E. COHEN MOORE in connection with the conveyance of property to GLENN SEGROVES and wife, IRMA SEGROVES described in that Warranty Deed at Instrument Number 20120308-0020229, Register's Office for Davidson County, Tennessee.

2. That the derivation clause contained in the legal description attached as Exhibit "A" to the Warranty Deed referenced above, is incomplete as to the heirs of Jack and Bessie Cohen.

3. That the legal description with the derivation clause intended to be attached to the Warranty Deed referenced above is described as shown on Exhibit "A" attached hereto; and

4. That this affidavit is made of my personal knowledge and given to correct the above-described error.

In witness whereof, this affidavit is executed this the 11th day of June 2012.

Harris A. Gilbert

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 Harris A. Gilbert, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of June, 2012.

Shirley J. Garner
Notary Public

My Commission Expires: 5/03/2016

SHIRLEY J. GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee being described as follows, to-wit:

Beginning at a point at the Southwest corner of William Lathan, Jr.'s Lot and thence West 84.33 feet at an angle to a point at the Southwest corner of Clarence E. Ervin's Lot then North along the Western margin of said Clarence E. Ervin's Lot, North 2° 20' E, 44' W, 488.5 feet to a point at the North West Corner of Clarence E. Ervin's Lot thence East at an angle 100 feet along Southerly margin of Couchville Pike to a point at the North West Corner of William Lathan, Jr.'s Lot 532.43 feet to the point of beginning. Said property is 1.15 acre more or les is in the 4th Civil District as per survey dated October 14, 1959 of John M. Sullivan, County Surveyor.

Being the same property conveyed to Morris Levine, a ½ interest, Leon Gilbert, a 1/3, interest, and Jack J. Cohen and wife Bessie, a 1/3 interest by Final Decree Confirming Sale of the Chancery Court, Part 1, Davidson County, Tennessee, dated 1/22/1981, a certified copy of which was recorded 5/31/1981 of record in Book 5747, page 70 Register's Office for Davidson County, Tennessee.

Morris Levine died testate his will is probated under docket number 01p1971, Seventh Circuit Court for Davidson County, Tennessee, his estate is still open. Gay Levine Eisen was appointed Executrix of the Estate of Morris Levine and was granted and has full authority and power to sell, transfer and convey real property.

Leon Gilbert died testate and his will is probated under document number 70926, Seventh Circuit Court for Davidson County, Tennessee, leaving as his beneficiaries under the trust established by said will, Pauline Gilbert Bader, Charles Gilbert, Jr., Harris Norman Gilbert, and Jennifer Lee Gilbert.

Jack J. Cohen died June 27, 1988. Bessie D. Cohen died testate on March 23, 1994 and her will is probated under docket number 94p488, Seventh Circuit Court for Davidson County, Tennessee, wherein all real property was demised to her son, Howard Cohen, her grandson, Sanford Cohen, and her granddaughter, Maria Cohen, each having a one-third interest. Maria Cohen and Maria E. Cohen Moore being one and the same person.