BILL GARRETT, Davidson County
Trans:T20120044151 AFFIDAVIT
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This Instrument Prepared By and Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Melissa Hazekamp**, hereinafter referred to as Affiant, on this **13th** day of **June 2012**, 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 June 26, 2009, the Affiant prepared a Warranty Deed of record in Instrument Number 20090701-0061551, Registers' Office for Davidson County, Tennessee.

3. Said Warranty Deed contained clerical and typographical errors.

4. That Affiant makes this affidavit for the purpose of correcting the original Warranty Deed as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF 11TH AVENUE NORTH, FORMERLY FILMORE OR TILDEN STREET AND SCOVEL, FORMERLY MADISON STREET; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE; NORTHWARDLY 106 FEET, MORE OR LESS; TO THE CORNER OF LOTS NOS. 54 AND 55; THENCE WESTERARDLY WITH THE LINE BETWEEN TWO LOTS 150 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, SOUTHWARDLY 60 FEET TO THE NORTHERLY MARGIN OF SCOVEL STREET; THENCE WITH SAID STREET, EASTWARDLY 157 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GILBERT W. PHILLIPS AND WIFE, SALLY L. PHILLIPS BY WARRANTY DEED FROM VOLUNTEER PROPERTIES, RECORDED ON THE 14TH DAY OF JANUARY, 1986 IN BOOK 6762, PAGE 212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID SALLY L. PHILLIPS HAVING SINCE DIED LEAVING GILBERT W. PHILLIPS AS SURVIVING TENANT BY THE ENTIRETY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM, IS A 3,284 SQUARE FEET TRACT, MORE OR LESS CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4181, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A PORTION OF LOT NO. 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' SECOND ADDITION TO NASHVILLE, CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE EASTERLY MARGIN OF AN ALLEY AND THE NORTHERLY MARGIN OF SCOVEL STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 54 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS' ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY AND THE WESTERLY BOUNDARY OF SAID LOT 54, N 33° 45' 55" W 61 FEET TO A POINT, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 54 AND 55 IN THE AFORESAID SUBDIVISION; THENCE WITH THE COMMON LINE BETWEEN SAID LOTS 54 AND 55, N 56° 06' 53" E 49.31 FEET TO A POINT; THENCE S 31° 58' 26" E 75.13 FEET TO A POINT IN THE NORTHERLY MARGIN OF SCOVEL STREET; THENCE WITH THE NORTHERLY MARGIN OF SCOVEL STREET AND THE SOUTHERLY BOUNDARY OF SAID LOT 54, S 72° 49' 28" W 49 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM ALBERT G. MORRIS AND WIFE, DOROTHY H. MORRIS, HARRY A. ISAACS, JR. AND EVA ISAACS MOSKOWITZ FORMERLY EVA ISAACS, RECORDED ON THE 17TH DAY OF OCTOBER, 1967 IN BOOK 4181, PAGE 532, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

5. 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, Melissa Hazekamp, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June 2012.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.