BILL GARRETT, Davidson County
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20120724-0065020

SCRIVENER'S AFFIDAVIT

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860
(615) 345-0025
(615) 320-3280 (FAX)

MAP/PARCEL
147-8-135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now Michael J. Philbin, a licensed attorney in the State of Tennessee whose address is 2021 Richard Jones Road, Suite 220, Nashville, TN 37215 and would state as follows:

On the 30th day of May, 2012, an employee of the Lawyer's Escrow Service, Inc. under the supervision of the affiant, prepared the Warranty Deed referenced below.

This Warranty Deed was recorded as Instrument No. 20120604-0048556 in the Register's Office for Davidson County, Tennessee, and names Patricia Lynn Walton, unmarried, as Grantor and Angela R. Dittrich, unmarried as Grantee. The description, derivation and street address that appear of record in this Warranty Deed are as follows:

> Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Hillbrook, Section III, of record in Book 3300, page 83, Register's Office for said County.
>
> Said Lot No. 92 fronts 70.0 feet on the westerly margin of Faulkner Drive and extends back 190.1 feet on the southerly line and 175.5 feet on the northerly line to a broken line in the rear, measuring 115.1 feet thereon.
>
> Being the same property conveyed to Richard S. Walton and wife, P. Lynn Walton by deed from Michael H. Hinderliter and wife, Kay M. Hinderliter of record in Book 6658, page 418, said Register's Office. Thereafter, title to the aforesaid property was vested solely in Patricia Lynn Walton and divested out of Richard Sterling Walton by Final Decree of Absolute Divorce entered on October 28, 2011 in the Fourth Circuit of Davidson County, Tennessee Docket No. 11D-2231 and subsequently recorded as Instrument No. 20111207-0095714, said Register's Office.
>
> This improved property is known as 3745 Faulkner Drive, Nashville, TN 37211

The foregoing description contains a scrivener's error in that it refers to the Plan of record as being in Book 3300, page 83 when in fact this reference should have been Book 3300, page 84. This error was inadvertent and unintentional.

Now, therefore, in order to correct the referenced document, I, Michael J. Philbin, do hereby affirm, certify, and confirm that this affidavit was made of my personal knowledge and that the information contained herein is consistent with the intentions of the parties and does not in any way change or alter the understanding of the parties who executed the document being corrected.

EXECUTED this 23rd day of July, 2012.

Affiant

Michael J. Philbin

OATH AND ACKNOWLEDGMENT

Personally appeared before me the within named Michael J. Philbin who made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

SUBSCRIBED AND SWORN TO before me this 23rd day of July, 2012.

My Commission Expires: 3-3-14

Notary Public

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3 20