Davidson County AFFIDAVIT
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Prepared By:
Stewart, Johnson, Conner & Manson, LLP.
215 2nd Avenue North
Ste. 300
Nashville TN 37201

Affidavit of Scrivener's Error

Comes now, Andre P. Johnson, who having first been duly sworn according to law, depose and says:

1. That I am an Attorney at law licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Nashville, Davidson County, and also acting as staff attorney for Manson, Johnson, Stewart & Associates, in said county.
2. That on or about the 18th day of November, 2007, my office, under my direction, prepared a Quitclaim Deed in which Derrick Dowell as Executor of The Estate of Minnie Sowell conveyed a certain parcel of land in Davidson County to Brenda Derrick . That document was filed as Instrument No. 20071219-0145683 Register's Office for said County;
3. That the Legal Description and identification of party transferring the interest were listed incorrectly.
4. That the intent of the parties was to transfer Map and Parcel 81-15-Parcel 441-2W23939; and That Conveyance should have identified Derrick Dowell, Successor Trustee and not Derrick Dowell Executor; and the legal description should be corrected to read as follows to wit;

Being Lot No. 52 on the Map of George Shield's North Nashville Addition, as of record in Book 57, Page 62, Register's Office for said County.

Said Lot. No 52 fronts 50 feet on the southerly side of Heiman Street and runs back between parallel line's 140 feet to an alley.

Being the same property conveyed to Minnie D. Sowell by deed from Samuel A. Franklin, and wife, Gloria F. Franklin, of record in Book 6978, Page 765, and Register's Office for Davidson County Tennessee.

The said Minnie D. Sowell having since died, having devised said real property pursuant to her Last Will and Testament being probated of record in Davidson County Tennessee as Docket No. 07P-1107 to her Revocable Living Trust Agreement U/A/D February 17, 1998.

Said Trust Agreement appoints Derrick Dowell, as Successor Trustee with full right, and authority to convey said real property.

This is unimproved property commonly known as 1819 Heiman Street, Nashville, Tennessee 37208.

5. That this Affidavit shall further cross-reference and correct Instrument No. 20100105-0000961, filed with Register's Office for Davidson County Tennessee wherein the conveyance relied upon the Instrument prepared by this office when making such transfer from Brenda S. Derrick, to B. Starks, the respective legal description is improper in that Instrument and pursuant to This Affidavit it should be revised to wit:

Being that same property conveyed to Brenda Derrick by deed from Derrick Dowell, Successor Trustee, of The Revocable Living Trust Agreement U/A/D February 17, 1998. That Document being of record in Instrument No. 20071219-0145683, Register's Office for said county and State. Said Trust Agreement appoints Derrick Dowell, as Successor Trustee with full right, and authority to convey said real property.

This is unimproved property commonly known as 1819 Heiman Street, Nashville, Tennessee 37208.

Further Affiant says not.

Andre P. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 2012, before me personally appeared Andre P. Johnson, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission expires:

Tiara D. Ford
Notary Public

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary's Seal (If on paper)