BILL GARRETT, Davidson County
Trans:T20120073672 AFFIDAVIT
Recvd: 09/28/12 15:45 3 pgs
Fees:17.00 Taxes:0.00
20120928-0088807

Instrument Prepared By & Return To:
Rubin Lublin , LLC
Attn: Peter L. Lublin
3740 Davinci Court, Suite 400
Norcross, Georgia 30092

Please Cross Reference to:
Deed Book 9832, Page 528
Deed Book 9837, Page 445
Davidson County, Tennessee records

SCRIVENER'S AFFIDAVIT

STATE OF: Tennessee
COUNTY OF: Davidson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Larry Houston Hagar, Esq., who is well known to me and said person swore under oath and stated as follows:

1. That I prepared and submitted the following for recording:

   Quit Claim Deed from Francis Diane Ellis to Charles William Ellis, Kenneth Wayne Ellis, and Michael Don Ellis, recorded October 19, 1995, in Deed Book 9832, Page 528, Davidson County, Tennessee Register's Office (the "First Quit Claim Deed").

   Quit Claim Deed from Kenneth Ellis and Michael Don Ellis to Charles William Ellis, recorded October 25, 1995, in Deed Book 9837, Page 445, Davidson County, Tennessee Register's Office (the "Second Quit Claim Deed").

2. That the above described documents contain Scrivener's errors in that the Second Quitclaim Deed incorrectly spells one of the Grantor's name as "Michael Dunn Ellis" rather than his correct name of "Michael Don Ellis". Additionally, both the First Quitclaim Deed and Second Quit Claim Deed contain an incorrect degree reference in second to last call of the legal description of the Property. The correct legal description is attached hereto as Exhibit "A" and incorporated by reference.

3. That he knows that the correction of this error to the document is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

FURTHER AFFIANT SAYS NOT.

Witness my hand this 30th day of September, 2012.

Larry Houston Hagar, Esq.

ACKNOWLEDGEMENT

STATE OF:
COUNTY OF:

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Larry Houston Hagar, with whom I personally acquainted, (or proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Larry Houston Hagar, authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of September, 2012.

My Commission Expires: 11/5/14
(Notary Seal)

NOTARY PUBLIC

LINDA M. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

EXHIBIT "A"

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF HYDES FERRY PIKE OF STATE HIGHWAY 12, SAID IRON PIN BEING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ECKHARDT; BY DEED OF RECORD IN BOOK 2745, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN IN SAID SURVEY; THENCE ALONG THE NORTH SIDE OF SAID HYDES FERRY PIKE OR STATE HIGHWAY 12, SOUTH 63 DEG. 00' WEST 121 FEET TO AN IRON PIN; THENCE NORTH 18 DEG. 35' WEST 349.7 FEET, A HACKBERRY AT FENCE CORNER; THENCE NORTH 65 DEG. 30' EAST 241.7 FEET TO AN IRON PIN AT FENCE CORNER; THENCE SOUTH 19 DEG. 15' EAST 228.5 FEET TO AN IRON PIN IN THE FENCE, THE NORTHEAST CORNER OF THE ECKHARDT PROPERTY; THENCE WITH ECKHARDT NORTHLINE, SOUTH **63 DEG.** 00' WEST 126 FEET TO AN IRON PIN IN THE ROOT OF HACKBERRY; THENCE SOUTH 19 DEG. 15' EAST 110 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.60 ACRES.