BILL GARRETT, Davidson County
Trans:T20120077977 AFFIDAVIT
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Fees:12.00 Taxes:0.00
20121015-0094003

Prepared By:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd., Suite 106
Gallatin, TN 37066
(615) 264-2722

SCRIVENER'S AFFIDAVIT

I, Betty Newberry, of Stewart Title Company, formerly known as Cumberland Title of Hendersonville, after being duly sworn, was the preparer of a warranty deed executed by Betty Jean Reasoner, ("Grantor") and conveyed to Mark Hughes and wife, Julie Kay Hughes, ("Grantees") dated March 12, 2004, of record as Instrument No. 20040318-0030952, Register's Office for Davidson County, Tennessee.

The legal description of the above-described deed was written as follows:

BEING Lot No. 14 and part of Lot 15 on Map of Riverwood Subdivision, as shown by Plat of record in Plat Book 547, Page 62, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

A portion of the legal description was omitted from the above-referenced deed and should have been referenced as follows:

BEING Lot No. 14 and northerly part of Lot 15 on the Map of Riverwood Subdivision, as of record in Plat Book 547, Page 62, of the Register's Office of Davidson County, Tennessee, and described according to a survey made by Cantrell, Connell and Morrison, dated June 7, 1952, as follows: Beginning at a point in the easterly margin of an old 30-foot dedication for a street at the common front corner of Lots No. 13 and 14 on said Plan; thence with the common boundary between Lots 13 and 14, north 80 deg. 15' east 255 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of the Cumberland River, southerly 122.5 feet to the northeasterly corner of tract of land conveyed to John W. Dickey and wife, by deed from E.L. Radabaugh and wife, of record in Book 2085, Page 463, Register's Office for said County; thence with the northerly margin of said tract of land conveyed to John W. Dickey and wife, south 77 deg. west 182.5 feet, more or less, to the easterly margin of said old 30-foot street dedication; thence with the easterly margin of said old street dedication, northwesterly 150 feet to the point of beginning.

The purpose of this affidavit is to attest and affirm that the incorrect legal description referenced in Instrument No. 20040318-0030952 was, in fact, a typographical error. It was the intention of the Grantor, and the Grantor did in fact, convey title to the property known as 3712 Cedarwood Dr., Nashville, TN 37216 as of record in Instrument No. 20040318-0030952, Register's Office of Davidson County, Tennessee, to Mark Hughes and wife, Julie Kay Hughes.

Betty Newberry

Betty Newberry, agent for Stewart Title Company,
formerly known as Cumberland Title of Hendersonville,
Preparer of the Warranty Deed described herein.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally came before me this 4th day of October, 2012, the above-named **Betty Newberry** to me known to be the person who executed the foregoing instrument and acknowledged the same to be his/her free act and deed.

Witness my hand, at office, this 4th day of October, 2012.

My Commission Expires: 1/27/15



Brenda Huntsman
Notary Public