THIS INSTRUMENT PREPARED BY:
Peter Weiss, Attorney
Weiss & Weiss, Attorneys at Law
1900 Church Street, Suite 301
Nashville, TN 37203

Davidson County AFFIDAVIT
Recvd: 11/26/12 13:21 3 pgs
Fees:17.00 Taxes:0.00
20121126-0108302

TO REGISTER OF DEEDS:
LIST IN DIRECT INDEX UNDER:
JAMES C. PRENDERGAST and ELLEN R. PRENDERGAST
to
EVAN RITTENBERG

File No. 12-10-005

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Peter Weiss, Attorney at Law, a resident of Williamson County, Tennessee, and of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as principal of Weiss & Weiss, Attorneys at Law, on March 30, 2012 prepared a Warranty Deed (the "Warranty Deed") conveying certain real property (the, "Real Property") from JAMES C. PRENDERGAST and ELLEN R. PRENDERGAST, as Grantor, to EVAN RITTENBERG, AN UNMARRIED MAN as Grantee.

2. That the subject Security Instrument was recorded on March 30, 2012, in Instrument No. 20120330-0027236, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, the Affiant incorrectly referenced the Grantors last name as James C. Prendergast and spouse Ellen R. Predergast on the Warranty Deed, in lieu of the correct last name of, **James C. Prendergast and spouse Ellen R. Prendergast.**

4. That through mistake and inadvertence, the legal description of the tract or parcel of the real property being conveyed by the Warranty Deed was incorrectly recited as:

   LAND in Davidson County, Tennessee being Lot No. 116, on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 3332, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

   SAID Lot No. 116 fronts 50 feet on the southeasterly margin of Central Avenue and extends back 190 feet, more or less, on the northeasterly line and 191 feet on the southwesterly line to a 15 foot alley in the rear measuring 50 feet thereon, in lieu of the correct legal description, namely;

   LAND in Davidson County, Tennessee being Lot No. 116, on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

   SAID Lot No. 116 fronts 50 feet on the southeasterly margin of Central Avenue and extends back 190 feet, more or less, on the northeasterly line and 191 feet on the southwesterly line to a 15 foot alley in the rear measuring 50 feet thereon.

5. That through mistake and inadvertence, the Affiant incorrectly recited the execution date of the Power of Attorney as:

THIS instrument is being executed on behalf of James C. Prendergast pursuant to a power of Attorney executed by same on the _____ day of March, 2012 and being filed for record in Instrument No. 20120330-0027235, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of Ellen R. Prendergast pursuant to a power of Attorney executed by same on the _____ day of March, 2012 and being filed for record in Instrument No. 20120330-0027234, and being recorded simultaneously herewith, in lieu of the correct execution date of the Power of Attorney of,

THIS instrument is being executed on behalf of James C. Prendergast pursuant to a power of Attorney executed by same on the 15th day of March, 2012 and being filed for record in Instrument No. 20120330-0027235, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of Ellen R. Prendergast pursuant to a power of Attorney executed by same on the 15th day of March, 2012 and being filed for record in Instrument No. 20120330-0027234, and being recorded simultaneously herewith.

6. The Affiant makes this Affidavit for the purpose of correcting the errors in the Warranty Deed, by substituting the bold print, as recited above, for that as recorded in the Warranty Deed.

PETER WEISS, Attorney at Law
Affiant

Sworn to and subscribed before me this 20th day of November, 2012.

My Commission Expires: ~~9/9/14~~ 11-3-15

Notary Public

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER WEISS, Attorney at Law, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2012.

My Commission Expires: 11/3/15

Notary Public

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Peter Weiss, do make oath that I am a licensed attorney and/or 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.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/3/15

Notary Public

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON