BILL GARRETT, Davidson County
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This Instrument Prepared By:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-2014D

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Cross Reference to:
Instrument # 20100520-0039027
Davidson County, Tennessee

SCRIVENER'S AFFIDAVIT

Before me, the undersigned attesting officer, came David G. Mangum (the "Affiant") on behalf of David G. Mangum, who being duly sworn, deposes as states as follows:

1.

David G. Mangum was the preparer of a Substitute Trustee's Deed dated 05/19/2010, of record in Instrument No. 20100520-0039027, Register's Office for Davidson County, wherein David G. Mangum, as Substitute Trustee, conveyed the below described property to First State Bank.

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Oldfield/Williams Subdivision, as shown on plat of record in plat Book 6050, page 181, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Saunders and wife, Abbe Saunders on 07/31/2006, by deed from R. Milton Johnson and Denise D. Johnson, as equal tenants in common, filed for record on 08/03/2006 in Instrument No. 20060803-0094941, Register's Office for Davidson County, Tennessee.

2.

A Scrivener's Error was made in said Substitute Trustee's Deed, in that the recording information for the deed of trust that was foreclosed on was incorrect, and referenced a modification to that deed of trust, as follows:

"Whereas, under a Deed of Trust dated July 31, 2006, filed of record in Instrument No. **20061201-0148311**, modified by instrument of record in Instrument No. 20061201-0148311 and further modified by Instrument No. 20090416-0034392, and by Partial Releases of record in Instrument No. 20070130-0012455 and 20070212-0018051 releasing Lot No. 201 and part of 7th Street on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, Register's Office of Davidson County, Tennessee..."

3.

David G. Mangum hereby desires to correct said scrivener's error. The Substitute Trustee's Deed is hereby corrected to read as follows:

"Whereas, under a Deed of Trust dated July 31, 2006, filed of record in Instrument No. **20060803-0094942**, modified by instrument of record in Instrument No. 20061201-0148311, further modified by instrument of record in Instrument No. 20061201-0148311 and further modified by Instrument No. 20090416-0034392, and by Partial Releases of record in Instrument No. 20070130-0012455 and 20070212-0018051 releasing Lot No. 201 and part of 7th Street on

the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, Register's Office of Davidson County, Tennessee..."

4.

The purpose of the affidavit is to put all parties on notice of the above-described error and to correct the same.

5.

Affiant is aware that this Affiant will be relied upon by lenders, attorneys, title holders, prospective purchasers and title insurance companies.

David G. Mangum

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David G. Mangum, the within named bargainor, with 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 purpose therein contained.

Witness my hand and official seal this 13th day of February, 2013.

Melissa A. Nesbitt
Notary Public

MELISSA A. NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expiration

10-23-2016