BILL GARRETT, Davidson County
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20130426-0041789

This instrument prepared by: BOX 10-B
Cohen & Cohen, Attorneys At Law
4908 Charlotte Avenue
Nashville, TN 37209

AFFIDAVIT OF SCRIVENER'S ERROR

This affidavit is being given for the purpose of correcting an error in the Legal Description and Derivation Clause on the Warranty Deed conveying certain real property known as 3900 Murphy Road, Nashville, TN 37209, Map & Parcel 104-05-0-010.00 from Donald R. Dodson, unmarried, to Melissa Sherman and husband, Karl Sherman. Said Warranty Deed was executed on July 31, 2012 and recorded August 6, 2012 as Instrument No. 20120806-0069775, Register's Office for Davidson County, Tennessee.

Comes now Lee A. Cohen who, having first been duly sworn according to law, deposes and says:

1. That I am an attorney licensed to practice in the Courts of the State of Tennessee, maintaining a law office in Davidson County, Tennessee.

2. That on or about July 31, 2012, my office, under my direction, used the following legal description in preparation of the warranty deed referenced above, to wit:

Land in Davidson County, being Lot Nos. 17 and 18 on the plan of West Grove Subdivision, as of record in Book 421, Page 85, Register's Office for said County.

Said Lot 17 and 18 front together 117 ½ feet on the northerly side of Minnesota Avenue or the Murphy Road and run back between parallel lines, with the westerly margin of 39th Avenue North, 164.4 feet to an alley.

Being the same property conveyed to Donald R. Dodson and wife, Joanna B. Dodson from L. G. Burnette, Jr., Trustee by deed dated December 16, 2005, and recorded in Instrument No. 20051220-0152555, Register's Office for Davidson County, Tennessee. The said Joanna B. Dodson having since died on January 13, 2012, leaving Donald R. Dodson, surviving tenanty by the entirety.

3. That the correct legal description and derivation clause is as follows:

Land in Davidson County, being all of Lot No. 17 on the plan of West Grove Subdivision, as of record in Book 421, Page 85, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Donald R. Dodson and wife, Joanna B. Dodson by deed of record as Instrument No. 20051220-0152555, Register's Office for Davidson County, Tennessee. The said Joanna B. Dodson having since died on January 13, 2012, leaving Donald R. Dodson, surviving tenanty by the entirety.

Further affiant says not.

Lee A. Cohen
LEE A. COHEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 26th day of April, 2013.

My commission expires:
3-7-2017

NOTARY PUBLIC

JON D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee A. Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2013.

My Commission expires:
3-7-2017

NOTARY PUBLIC

JON D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017