BILL GARRETT, Davidson County
Trans:T20130069524 AFFIDAVIT
Recvd: 08/13/13 11:11 1 pgs
Fees:12.00 Taxes:0.00
20130813-0084871

This Instrument Prepared By and Return To:
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

Scrivener's Affidavit of Preparation of Warranty Deed

(reference to Warranty Deed of record in Instrument No. 20050624-0072894 , RODC)

Comes now Robert L. Scruggs, Attorney, 2525 21st Avenue S, 2nd Floor. - Nashville, TN 37212, and states on oath:

1. That I prepared a certain Warranty Deed, recorded June 24, 2005 in Instrument No. 20050624-0072894, in the Register's Office of Davidson County, Tennessee, Christine A. Achord, unmarried was the grantor and Jack J. Steakley, Jr., a married person was the grantee;

2. That through inadvertence the legal description contained an error on the Warranty Deed,

3. That the corrected Legal Description should read as follows:

   Tract 1: (2824 Bransford Avenue, Nashville, TN 37204)

   Land in Davidson County, Tennessee, being Lot No. 5 of Block D, on the map of Berry Hill Gardens, as of record in Book 1130, page 36, of the Register's Office of Davidson County, Tennessee.

   Said Lot No. 5 fronts 73.0 foot on the east margin of Bransford Avenue and extends back between parallel lines 131.8 foot to a deed line, measuring 73.0 feet thereon.

   Tract 2: (2826 Bransford Avenue, Nashville, TN 37204)

   Land in Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

   Being the same property conveyed to Christine A. Achord, unmarried by Warranty Deed from Jack J. Steakley, Jr., a married person of record in Instrument Number 20050624-0072894, Register's Office of Davidson County, Tennessee.

4. That this affidavit was given to explain the error and to assist the present owner as well as all future owners, lenders, title examiners and insurers.

Robert L. Scruggs

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 Robert L. Scruggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 12th day of August, 2013.

My commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public