BILL GARRETT, Davidson County
Trans:T20130081873 AFFIDAVIT
Recvd: 09/20/13 14:55 3 pgs
Fees:17.00 Taxes:0.00
20130920-0099455

This instrument prepared by & return to:
Tenise A. Cook, Esq.
Rubin Lublin TN PLLC
3740 Davinci Court, Ste 150
Peachtree Corners, Georgia 30092

Please cross reference to:
Book 7057, Page 782
Davidson County, Tennessee Records

SCRIVENER'S AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, personally appeared before me, Michael J. Philpin, of Lawyer's Escrow Service, Inc., who is well known to me and said person swore under oath and stated as follows:

1. That Lawyers Escrow Service, Inc. prepared the legal description for and submitted the following document for recording:

   Warranty Deed from Randall Phillips Builders, Inc. to Richard D. Roper and wife, Barbara Roper, dated November 26, 1986, and recorded November 26, 1986, in Book 7057, Page 782, Davidson County, Tennessee Register's Office.

2. That the above-referenced Warranty Deed erroneously references Section 5-B in the legal description. The correct reference should be Section 5 in the legal description. The full and correct legal description is attached hereto as Exhibit "A" and is incorporated herein by reference.

3. That he/she knows that the correction of these errors to the documents is consistent with the intentions of the parties and does not in any way change or alter the understanding and intentions of the parties who executed said instrument.

4. This affidavit is given with the understanding that it will be relied upon by title insurance companies, future purchasers and future lenders.

FURTHER AFFIANT SAYS NOT.

Sworn to and subscribed before me this 3RD day of September, 2013

Lawyer's Escrow Service, Inc.

Name: Michael J. Philbin
Title: President

ACKNOWLEDGEMENT

STATE OF:
COUNTY OF:

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared Michael J. Philbin, of Lawyer's Escrow Service, Inc., with whom I am personally acquainted, (or proved to me his/her identity on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be authorized to execute the foregoing Affidavit and whose name is subscribed to the foregoing Affidavit, and who acknowledges that the contents of said Affidavit are true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and official seal at office, this 3RD day of SEPTEMBER, 2013.

Anthony N. Greco
NOTARY PUBLIC

My Commission Expires: 10-18-16
(Notary Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 472 ON THE PLAN TO TOWNE VILLAGE OF THE COUNTRY, SECTION 5, OF RECORD IN BOOK 6250, PAGE 783 AND 784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 472 FRONTS 67.50 FEET ON THE SOUTHERLY MARGIN OF COUNTRY WAY ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE IN THE REAR MEASURING 67.50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RANDALL PHILLIPS BUILDERS, INC. AND PHILHALL CORPORATION BY DEED FROM HUBERT BEARD AND WIFE, SENEAR BEARD OF RECORD IN BOOK 4654, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY; BY DEED FROM ELMER G. CHADWELL AND WIFE, LORENE Y. CHADWELL, OF RECORD IN BOOK 4687, PAGE 44, SAID REGISTER'S OFFICE FOR SAID COUNTY; BY QUITCLAIM DEED TO RANDALL PHILLIPS BUILDERS, INC OF RECORD IN BOOK 5508, PAGE 923, SAID REGISTER'S OFFICE FOR SAID COUNTY; BY DEED FROM CARL J. STRASSLE AND WIFE, SANDRA G. STRASSLE, OF RECORD IN BOOK 5172, PAGE 405, SAID REGISTER'S OFFICE; BY DEED FROM LILLIE CONE COLEMAN ET VIR, JOHN A. COLEMAN, SR. AND JOHN ANDREW COLEMAN, JR. OR RECORD IN BOOK 4867, PAGE 654, SAID REGISTER'S OFFICE; BY DEED FROM ROBERT LELAND HENLEY AND WIFE, DEARAH HILL HENLEY, OF RECORD IN BOOK 4684, PAGE 351, SAID REGISTER'S OFFICE, AND BY DEED FROM PHILHAIL CORP. TO RANDALL PHILLIPS BUILDERS, INC. OF RECORD IN BOOK 6818, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.