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THIS INSTRUMENT PREPARED BY AND
RETURN TO:
SHAPIRO & KIRSCH
Jenny Crawford
555 Perkins Ext. 2nd Floor
Memphis, TN 38117
S&K File No: 13-051470

ATTORNEY'S AFFIDAVIT IN FURTHERANCE OF TITLE

STATE OF TENNESSEE

COUNTY OF SHELBY

BEFORE ME, the undersigned Notary who is authorized to administer oaths and take testimony in the aforesaid jurisdiction, on December 26th, 2013 personally appeared Bridget Cole, who is well known to me and said person swore under oath and stated as follows:

1. That she is an Associate Foreclosure Attorney of Shapiro and Kirsch, LLP and licensed in the State of Tennessee; that she has personally reviewed the following documents of record in the Register's Office of Davidson County, Tennessee:

   Warranty Deed of record as Instrument Number 20020906-0108377
   Deed of Trust of record as Instrument Number 20020906-0108378

WHEREAS, on August 30, 2002, a Warranty Deed was executed by Charles L. Waller and wife, Wendy M. Waller, conveying the below real property to Hayden P. Morin, a married man, and Joyce G. Clark, unmarried; said Warranty Deed was recorded as Instrument Number 20020906-0108377, in the Register's Office of Davidson County, Tennessee:

WHEREAS, on August 30, 2002, Hayden P. Morin a Married Man and wife, Brandy Morin executed a Deed of Trust in favor of R. Dale Floyd, as Trustee for Cavalry Banking Commercial Bank; said Deed of Trust was recorded as Instrument Number 20020906-0108378 in the Register's Office of Davidson County, Tennessee;

WHEREAS, the legal description of the above referenced Warranty Deed and Deed of Trust is erroneous in that the legal description should read from the point of...cottonwood tree, Mrs. Katherine Simpkins southwest corner; thence with Simpkins line north 2-1/2 degrees east 422 feet to the beginning containing 1-2/3 acres more or less.

2. That she knows of her own personal knowledge in having reviewed the chain of title, that the error is a scrivener's error and that correction of this scrivener's error in furtherance of title is necessary and does not in any way alter or change the understanding and intentions of the parties who executed said instrument.

3. That the correct legal description that should be contained in the Warranty Deed and Deed of Trust is as follows, to be incorporated within that Warranty Deed and Deed of Trust:

Land in the 13th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point on the south side of State Highway No. 12, and at a stone column or post, Mrs. Katherine Simpkins' N.W. Corner; thence with said Highway, north 68 degrees west 149 feet to a stake at a culvert; thence south 17 degrees west 550 feet to a stake in the right-of-way line of T.C. Railroad; thence with said Railroad right-of-way, north 59 degrees east 150 feet to a cottonwood tree, Mrs. Katherine Simpkin's southwest corner; thence with Simpkin's line north 2-1/2 degrees east 422 feet to the beginning containing 1-2/3 acres more or less.

Being the same property conveyed to Hayden P. Morin and Joyce G. Clark by deed from Charles L. Waller and wife, Wendy M. Waller, of record in Instrument Number 20020906-0108377, Register's Office for Davidson County, Tennessee.

Brandy Morin, spouse of Hayden P. Morin, joins in this conveyance for the express purpose of relinquishing all marital rights she may have in subject property, but she is in no way obligated for repayment of the indebtedness secured by this Deed of Trust.

Further Affiant sayeth not.

SHAPIRO & KIRSCH, LLP

Bridget Cole

By: Bridget Cole
Associate Attorney

Subscribed to and sworn before me this 26th day of December, 2013.

Notary Public

JAMIE LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES JANUARY 05, 2015

OATH AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of December, 2013, before me, a Notary Public, duly commissioned and qualified, in and for said State and County aforesaid, personally appeared Bridget Cole, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be), who executed the foregoing Affidavit, and who acknowledged that she executed the same as her free act and deed.

Notary Public

JAMIE LANGSTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My commission expires: MY COMMISSION EXPIRES JANUARY 05, 2015