This instrument is prepared by:
Robert S. Coleman, Jr., P.A.
Attorneys at law
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

BILL GARRETT, Davidson County
Trans:T20140015721 AFFIDAVIT
Recvd: 03/07/14 12:07 4 pgs
Fees:22.00 Taxes:0.00
20140307-0019358

AFFIDAVIT OF SCRIVENER'S ERROR
Correcting Instrument No. 20131024-0110900

WHEREAS, Robert S. Coleman, Jr. prepared and filed the Successor Trustee's Deed that was recorded as Instrument No. 20131024-0110900 in the Register's Office of Davidson County, Tennessee ("Deed"); and

WHEREAS, the Deed has a scrivener's error. The Deed of Trust recording information was inadvertently added incorrectly. A copy of the Successor Trustee's Deed is attached as Exhibit "A".

NOW THEREFORE, for the purpose of correcting the Deed of Trust reference information in the Successor Trustee's Deed, and pursuant to TCA 66-24-101(a) (27), the undersigned does hereby retroactively attach the Successor Trustee's Deed to the Affidavit of Scrivener's Error, just as if it had been originally attached thereto and recorded with the Successor Trustee's Deed as Instrument No. 20131024-0110900 in said Register's Office.

The undersigned, Robert S. Coleman, Jr., Attorney, is making the foregoing affidavit on his own free will without coercion or duress.

Further Affiant Sayeth Not.

By: _____
Robert S. Coleman, Jr., Attorney

State of Arkansas
County of Pulaski

Sworn to subscribe before me on this 27th day of February, 2014.

RILEY A. GRABER
MY COMMISSION # 12394541
EXPIRES: July 22, 2023
Pulaski County

_____
Notary Public

My commission expires: July 22, 2023

EXHIBIT
tabbies
A

SUCCESSOR TRUSTEE'S DEED

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $118,828.61

Robert S. Coleman, Jr.

Subscribed and sworn before me this the 18th day of October, 2013.

Notary Public

My commission expires: July 29, 2013

M. YARBROUGH
MY COMMISSION # 12394661
EXPIRES: July 29, 2023
Saline County

BILL GARRETT, Davidson County
Trans:T20130091382 DEEDTRS
Recvd: 10/24/13 13:27 3 pgs
Fees:18.00 Taxes:439.67
20131024-0110900

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
James B. Nutter & Company 4153 Broadway Kansas City, MO 64171-9936 (800) 943-7334	James B. Nutter & Company 4153 Broadway Kansas City, MO 64171-9936 (800) 943-7334	Parcel No.: 052 03 0 166.00

WHEREAS, James E. Johnson & Wanda L. Williams by Deed of Trust (the "Deed of Trust") dated July 21, 2010, of record as Instrument No. 20100606-0062320, in the Register's office for Davidson County, Tennessee, conveyed to Fidelity National Title, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to James B. Nutter & Company;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20130626-0065555 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on August 16, 2013; August 23, 2013; and August 30, 2013; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on September 6, 2013, and James B. Nutter & Company (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Eighteen Thousand Eight Hundred Twenty-Eight and 61/100 ($118,828.61).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Madison, Davidson County, Tennessee, more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:
BEING LOT NO. 15 ON THE PLAN OF ROSEWOOD SUBDIVISION, OF RECORD IN BOOK 6900, PAGE 902, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Being also the same parcel conveyed by James E. Johnson by his deed dated 4/28/2008 and recorded 4/25/2008 in instrument # 200804250042505 to James E. Johnson and Wanda L. Williams, as joint tenants with right of survivorship.
Parcel ID: 052 03 0 166.00
Commonly known as 620 Kinsey Boulevard, Madison, TN 37115
However, by showing this address no additional coverage is provided

This is improved property known as: 620 Kinsey Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18th day of October, 2013 at 3:15 p.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 18th day of October, 2013 at 3:16 p.m. CDT.

My commission expires: July 29, 2023

Notary Public

M. YARBROUGH
MY COMMISSION # 12394661
EXPIRES: July 29, 2023
Saline County