BILL GARRETT, Davidson County
Trans:T20140022973 AFFIDAVIT
Recvd: 04/04/14 14:05 2 pgs
Fees:12.00 Taxes:0.00
20140404-0028331

Prepared by:
Rick G. Mansfield
Attorney at Law
110 S. Maple Street
Murfreesboro, TN 37130

BATSON

SCRIVENER'S AFFIDAVIT

(Correction of the Derivation Clause in Warranty Deed of record in instrument # 20140327-0025088 of the Register's Office for Davidson County, Tennessee)

State of Tennessee
County of Rutherford

Map – Group – Parcel
084-01-0-077.00

The undersigned, being first duly sworn, deposes and makes oath as follows:

1. On March 25, 2014, CAROLYN CRAWFORD BATSON a/k/a CAROLYN C. BATSON, executed a Quitclaim Deed to GLEN BRADLEY BATSON, HERBERT DEAN BATSON and JAMES GARY BATSON. Said Quitclaim Deed, being of record in Instrument #20140327-0025088, Register's Office for Davidson County, Tennessee.

3. The derivation clause contained in said Warranty Deed inadvertently and purely through scrivener's error contained the following name misspelling error;

> Being the same property conveyed to **James F. Batson** and wife, Carolyn C. Batson by deed from Castleman Construction Company, a Tennessee corporation of record in Book 3461, page 521 of the Register's Office of Davidson County, Tennessee. **James F. Batson** and Carolyn Crawford Batson a/k/a Carolyn C. Batson were granted a divorce and by Final Decree and Settlement Agreement filed of record at Instrument # 201402210015107, of the Register's Office for Davidson County, Tennessee, **James F. Batson** and Carolyn Crawford Batson converted the ownership in the herein property to tenants in common.

4. The correct and intended derivation clause as follows:

> Being the same property conveyed to **James B. Batson** and wife, Carolyn C. Batson by deed from Castleman Construction Company, a Tennessee corporation of record in Book 3461, page 521 of the Register's Office of Davidson County, Tennessee. **James B. Batson** and Carolyn Crawford Batson a/k/a Carolyn C. Batson were granted a divorce and by Final Decree and Settlement Agreement filed of record at Instrument # 201402210015107, of the Register's Office for Davidson County, Tennessee, **James B. Batson** and Carolyn Crawford Batson converted the ownership in the herein property to tenants in common.

and is hereby substituted in its entirety for the derivation clause originally contained in the above-referenced instrument.

5. Affiant further sayeth not.

Witness my hand this 3rd day of April, 2014.

Affiant

Personally appeared before me, the undersigned Notary Public in and for said County and State, KEVIN N. LOWRY, the within Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2014.

Notary Public
My Commission expires: 1/19/2016

