Nashville Title Insurance Corporation

Return:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the martial status of the grantees on the warranty deed of record as **Book 10790, page 457**, Register's Office for Davidson County, Tennessee. Said deed was granted by **John H. Holt and wife, Peggy L. Holt to Debora L. Nichols, a single person.**

Comes now DONALD R. BARRETT, JR., who, having first been duly sworn according to law, depose and say:

1. Sidwell & Barrett, P.C., prepared the above mentioned warranty deed, and I, Donald R. Barrett, Jr., am an attorney of Sidwell & Barrett, P.C.

2. On or about the 30th day of January, 1998, my office, under my direction, prepared a Warranty Deed in which **John H. Holt and wife, Peggy L. Holt** conveyed a certain parcel of land in Davidson County to **Debora L. Nichols, a single person,** which Warranty Deed is of record as **Book 10790, page 45,** Register's Office for said County.

3. That the property description on Warranty Deed contain an incorrect legal description, in the following particular, to wit:

   Land in Davidson County, Tennessee, being Lot No. 27 or the westerly 35' of Lot No. 59 of Block "D" on the map of the resubdivision of Sunnymeade as of record in Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee.

   Said Lot No. 27 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to the southerly line of Lot No. 27.

4. That the intent of the parties to the transaction was to convey the following:

   Land in Davidson County, Tennessee, being Lot No. 27 and the westerly 35' of Lot No. 59 of Block "D" on the map of the resubdivision of Sunnymeade as of record in Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee.

   Said Lot No. 27 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to the southerly line of Lot No. 27.

Further affiants say not.

DONALD R. BARRETT, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 9th day of September, 2014.

My commission expires:

NOTARY PUBLIC

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, DONALD R. BARRETT, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who did say upon oath that the facts recited in this instrument are true, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2014.

My Commission expires:
5-17-15

Dorothy E. Welch
NOTARY PUBLIC

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140067352 AFFIDAVIT
Recvd: 09/10/14 10:37 1 pgs
Fees:12.00 Taxes:0.00

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