File Box 24B

BILL GARRETT, Davidson County
Trans:T20140087023 AFFIDAVIT
Recvd: 11/19/14 08:12 4 pgs
Fees:22.00 Taxes:0.00
20141119-0106467

This instrument prepared by:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

AFFIDAVIT OF SCRIVENER'S ERROR EXECUTED PURSUANT TO T.C.A. 66-24-101 (A) (26)

WHEREAS, I, Ann B. Waddell, declare that I am now and was at the time hereinafter mentioned, the President of Title Escrow of Brentwood, Inc. and that I acknowledge that I prepared that certain Warranty Deed dated July 22, 2014, executed by **HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company,** conveying real property to **EMECO PROPERTIES, LLC, a Tennessee Limited Liability Company,** which was filed of record on July 24, 2014, in Instr. No. 20140724-0065675, Register's Office for Davidson County, Tennessee.

WHEREAS, through inadvertence, mistake, and scrivener's error, aforesaid Warranty Deed contained an erroneous legal description of the property being conveyed thereby which did not include an additional parcel formerly known as 610 Gallatin Pike, a portion of Tax ID 05104005800. Said Warranty Deed should have conveyed both the parcel actually included in said Warranty Deed and such additional parcel.

WHEREAS, Johnny Chung Nean Hou, Chief Manager of HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company, **joins** in this Affidavit to convey such additional parcel to EMECO PROPERTIES, LLC, a Tennessee Limited Liability Company.

NOW, THEREFORE, in order to correct said scrivener's error as set out hereinabove, pursuant to T.C.A. 66-24-101 (a) (26), I, Ann B. Waddell, do hereby amend the aforementioned Warranty Deed to correct the legal description included in the aforementioned Warranty Deed by replacing the Exhibit "A" attached to the aforementioned Warranty Deed with the Exhibit "A" attached hereto.

See Attached Exhibit "A" for the complete legal description

Witness my hand this the 11th day of November, 2014.

Title Escrow of Brentwood, Inc.

By: A B Waddell pres
Ann B. Waddell, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforesaid State and County, Ann B. Waddell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she is the President of Title Escrow of Brentwood, Inc, the maker, and she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 11th day of November, 2014.

My Commission expires: 10/5/15

Notary Public

MARTIN C. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand at office this the 15th day of November, 2014

HOUFU INTERNATIONAL, LLC

By: _____
Johnny Chung Nean Hou, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public in and for the aforesaid State and County, Johnny Chung Nean Hou, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Chief Manager of HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company, the bargainor, and he executed the within instrument for the purposes therein contained.

Witness my hand at office this the 15th day of November, 2014.

My Commission expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

LAURA B. ESSNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2014-107

PARCEL 1: 630 Gallatin Pike, Madison, TN 37115 (Tax ID 05104006300)

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; being parcel 63 on the county property Map 51-4; and being more particularly described according to a survey by Wamble and Associates dated 4/30/90, as follows:

Beginning at an existing iron pin on the western right-of-way of Gallatin Pike (U.S. 31E), said pin being the northeast corner of property conveyed to the Madison Presbyterian Church, Inc., as of record in Deed Book 5874, page 937, Register's Office for Davidson County, Tennessee; thence leaving said western right-of-way and following the North line of said church property North 87 deg. 29' 51" West, passing an existing iron pin, the northwest corner of said church property and the northeast corner of property conveyed to Longfellow Tennessee Associates LTD, as of record in Deed Book 7580, page 173, said Register's Office, at 339.91 feet; thence continuing 14.17 feet with said Longfellow's North line for a total distance of 354.08 feet, to an existing concrete monument, said monument being the southwest corner of property conveyed to Metro Government Davidson County Board of Education, Stratton Elementary School, as of record in Deed Book 3856, page 262, said Register's Office; thence, following the eastern line of said school property North 14 deg. 10' 20" East 178.87 feet to an existing iron pipe, said pipe being the southwest corner of property conveyed to Richard C. Gammel as of record in Deed Book 6092, page 842, said Register's Office; thence, following the southern line of said Gammel property South 85 deg. 49' 27" East 204.23 feet to an existing iron pin, said pin being the northwest corner of property conveyed to Lovejoy, Inc. as of record in Deed Book 7458, page 251, said Register's Office; thence, following the western line of said Lovejoy, Inc. property South 13 deg. 44' 47" West 41.90 feet to a P.K. nail set, said P.K. nail being the southwest corner of said Lovejoy, Inc. property; thence following the southern line of said Lovejoy, Inc. property South 85 deg. 30' 47" East 149.84 feet to an iron pin set of the western right-of-way of Gallatin Pike (U.S. 31E), said pin also being the southeast corner of said Lovejoy, Inc. property; thence, following said western right-of-way with a curve to the right having a central angle of 05 deg. 09' 07", a radius of 1402.50 feet, an arc length of 126.11 feet, a tangent of 63.10 feet, and a chord bearing and length of South 15 deg. 19' 55" West 126.07 feet to the point of beginning.

Being the same property conveyed to Houfu International, LLC, a Tennessee limited liability company, by deed from Peking Chinese Restaurant Hung, Fu-Tien General Partnership, dated 9/28/96 of record in Book 10208, page 880, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instr. No. 20111028-0084233, Register's Office for Davidson County, Tennessee:

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; being a portion of parcel 63 on the county property Map 51-4; and being more particularly described as follows:

Beginning at an existing iron rod at the southeast property corner of Houfu International LLC, as shown on Property Map 051-04-0063, recorded in Deed Book 10208, page 880 said Register's Office, and the northeast corner of a tract of land granted by Special Warranty Deed by Jack in the Box, Inc., f/k/a Foodmaker, Inc., to The Metropolitan Government of Nashville and Davidson County, Tennessee, said iron rod being in the westerly margin of Gallatin Pike, 27.98 feet left of Station 23+35.58, Project 99-R-6 on file at the Public Works Department in Davidson County, Tennessee; thence, leaving Gallatin Pike, North 84 deg. 13' 52" West, a distance of 340.05 feet to an existing iron rod, being the northwest property corner of Baker-Nashville, LLC, shown on Property Map 051-04-0064, recorded in Instr. No. 20001201-0118160, said Register's Office, 30 feet right of Station 20+00.50, Project 99-R-6; thence, North 83 deg. 52' 23" West, a distance of 14.17 feet to an existing concrete monument and a property corner of the Madison Square Partners, L.P., shown on Property Map 051-04-0065, Deed Book 8692, page 387, said Register's Office for Davidson County, Tennessee, the southeast corner of The Metropolitan Board of Education property, 32.50 feet right of Station 19+87.43, Project 99-R-6; thence, North 17 deg. 29' 36" East, a distance of 62.50 feet, with the easterly boundary of the Metropolitan Board of

Education property, to the northerly margin of the proposed right-of-way of Project 99-R-6, 30 feet left of Station 19 +87.80; thence, leaving the Metropolitan Board of Education property, with the northerly margin of proposed right-of-way, with a curve to the left, with an arc length of 9.95 feet, and a radius of 370 feet, to a point 30 feet left of Station 19+98.56; thence, with the northerly margin of the proposed right-of-way South 74 deg. 24' 52" East, a distance of 309.67 feet to a point, 30 feet left of Station 23+08.23; thence, North 62 deg. 44' 39" East, 40.80 feet, to a point in the westerly margin of Gallatin Pike, 57.74 feet left of Station 23+38.14, Project 99-R-6; thence, with the westerly margin of Gallatin Pike, southerly with a curve to the right, having an arc length of 29.87 feet, a radius of 1402.50 feet, to the point of beginning, said portion of land contains 11,564.9709 square feet or 0.27 acres more or less.

Being a portion of the same property conveyed to HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company, by deed from Peking Chinese Restaurant Hung, Fu-Tien General Partnership dated 9/28/96, of record in Book 10208, page 880, Register's Office for Davidson County, Tennessee.

PARCEL 2: Previously known as 610 Gallatin Pike, Madison, TN 37115 (a portion of Tax ID 05104005800)

Land in the 11th Civil District of Davidson County, Tennessee being a portion of The Metropolitan Board of Education property, as shown on Property Map 051-04- 058, by agreement for the construction of Project 99-R-6, on file at the Public Works Department, Davidson County, Tennessee, is described as follows:

Commencing at an existing concrete monument at the southwest property corner of Houfu International, LLC, as shown on Property Map 051-04-0-063, as recorded in Deed Book 10208, page 880, Register's Office for Davidson County, Tennessee, and corner of the Madison Square Partners, LP, Property Map 051-04-0-065, as recorded in Deed Book 8692, page 387, Register's Office for Davidson County, Tennessee, the southeast corner of The Metropolitan Board of Education property, 32.50 feet right of Station 19+87.43 Project 99-R-6, on file at the Public Works Department, Davidson County, Tennessee; thence North 17 deg. 29' 36" East, a distance of 62.50 feet, to the northerly margin of the proposed Right-of-Way, 30 feet left of Station 19+87.80 to the point of beginning; thence with the proposed Right-of-Way with a curve to the right, westerly, having an arc distance of 135.78 feet, a radius of 370 feet, to a point 30 feet right of Station 18 +41.01 Project 99-R-6; thence leaving the proposed Right-of-Way, North 38 deg. 09' 08" East 79.37 feet to a point; thence South 82 deg. 30' 19" East 106.52 feet to a point in the westerly boundary of the Houfu International LLC property; thence with the westerly boundary of Houfu International LLC property, South 17 deg. 29' 36" West 116.54 feet to the point of beginning, said portion of land containing 11,941.0633 square feet, or 0.2741 acres, more or less.

Being the same property conveyed to HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated 9/29/11, of record in Instr. No. 20111028-0084232, Register's Office for Davidson County, Tennessee.