BILL GARRETT, Davidson County
Trans:T20140087452 AFFIDAVIT
Recvd: 11/20/14 10:30 2 pgs
Fees:12.00 Taxes:0.00
20141120-0106964

THIS INSTRUMENT PREPARED BY:
Lee E. Cranford, Attorney
7101 Executive Center Drive, #151
Brentwood, Tennessee 37027

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Comes now Lee E. Cranford, who is over eighteen (18) years of age and whose address is 7101 Executive Center Drive, Suite 151, Brentwood, TN 37027, and would state as follows:

On the 15th day of August, 2014, I prepared the Warranty Deed from Ira T. Adams to Steve E. Adams and wife, Jeanine Adams, which is of record in Instrument No. 20140818-0074447, Register's Office for Davidson County, Tennessee.

The legal description in said Warranty Deed contains a scrivener's error in that property previously conveyed out of Tract 3 by Ira T. Adams was not excluded from the legal description for Tract 3 in this conveyance. This error was inadvertent and unintentional. The correct legal description is as follows:

TRACT 3:

BEING Lot No. 59 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 59 fronts 100 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING part of the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by Warranty deed from Mrs. Addie B. Hartman of record in Book 3313, page 443, Register's Office for Davidson County, Tennessee. The said Martha S. Adams having since died leaving the property vested solely in Ira T. Adams.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEING the northwesterly half of Lot No. 59 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID part of said lot fronts 50 feet on the southwesterly margin of Kenner Avenue, and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Joel Battle Fort, III and wife, Joyce B. Fort, by Warranty Deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 3909, page 817, Register's Office for Davidson County, Tennessee.

This Affidavit is made of my personal knowledge to correct the error above described.

EXECUTED this 18th day of November, 2014.

Ira T. Adams by Larry Adams, Attorney-in-Fact

Ira T. Adams by Larry Adams
As Attorney-in-Fact

Lee E. Cranford

OATH AND ACKNOWLEDGMENT

On this the 18 day of November, 2014, before me, a Notary Public, duly commissioned and qualified, personally appeared Lee E. Cranford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who executed the foregoing **Scrivener's Affidavit** and who acknowledged that he executed the same as his free act and deed. He also made oath that he has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that he executed the within described document for the purpose of correcting the scrivener's error herein described.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Lynn J. Babcock
Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

My Commission expires:
1-15-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Larry Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Ira T. Adams, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ira T. Adams, the bargainor, by the said Larry Adams, as Attorney in Fact as authorized by Power of Attorney executed by Ira T. Adams of record in Instrument No. 20110826-0065976, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 18 day of November, 2014.

Lynn J. Babcock
Notary Public

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

My Commission Expires:
1-15-17