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This Instrument Prepared By:
Tri-Star Title and Escrow, LLC
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20150002062 AFFIDAVIT
Recvd: 01/09/15 09:01 2 pgs
Fees:12.00 Taxes:0.00
20150109-0002416

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Comes now, Taree L. Russell, an employee of Tri-Star Title and Escrow, LLC, a Tennessee Limited Liability Company, whose address is 1535 W. Northfield Blvd., Unit 16, Murfreesboro, Tennessee, and would state as follows:

Recorded in Instrument Number 20140527-0045177, in the Register's Office of Davidson County, Tennessee, is a Quitclaim Deed dated May 12, 2014, from Ovada P. Edmondson to Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried. And,

Recorded in Instrument Number 20140527-0045178, in the Register's Office of Davidson County, Tennessee, is a Deed of Trust dated May 12, 2014, signed by Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried to SunTrust Mortgage, Inc.

The Legal Descriptions listed on said Quitclaim Deed and Deed of Trust read as follows:

Parcel 072-15-0-161.00
Being parts of Lot Nos. 31, 32, 33, on the plan of Porter Road Subdivision of lot nos. 2 to 7 inclusive in Shinkle's Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Beginning at a point on the easterly margin of Branch, formally McKinney Avenue, south 5 feet from the corner of lots nos. 33 and 34 on said plan; thence parallel to and 5 feet from the southerly line of said lot no. 34 eastwardly 152 feet 6 inches to the west line of lot no. 30 on said plan; thence with the west line of said lot no. 30 southwardly 88 feet 8 inches to the northeast corner of that part of said lots nos. 31, 32 and 33 conveyed to John L. Bowen and wife, by deed from Benjamine W. Franklin and wife, of record in Book 2704, page 263, said Register's Office and by deed of correction of record in Book 2964, page 414, said Register's Office; thence with said Bowen northern line (boundary) westwardly 155.5 feet to the easterly margin of said Avenue; thence with same northwardly 105 feet to the beginning.

Being the same property conveyed to Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried, by deed from Ovada P. Edmondson, dated May 12, 2014, appearing of record in Instrument Number 20140527-0045177, of the Register's Office of Davidson County, Tennessee.

Parcel 072-15-0-162.00
Being the southerly parts of Lots No. 31, 32, 33, on the map of Porter Road Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said parts of said lots fronts 182.3 feet on the north side of Cahal Avenue or Porter Road, and extend back between lines 60 feet on the east line of Lot No. 31 and 128 feet on the west line of Lot No. 33, along the easterly margin of Branch Avenue, formerly McKinney Avenue, to dead line in the rear on which they measure 155.5 feet.

Being the same property conveyed to Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried, by deed from Ovada P. Edmondson, dated May 12, 2014, appearing of record in Instrument Number 20140527-0045177, of the Register's Office of Davidson County, Tennessee..

This conveyance is made subject to Easement for Sanitary Sewers and or Storm Drainage contained in instrument of record in Book 4113, page 676; and to any and all matters shown on said plat and survey of record in Book 843, page 38; all of said Register's Office.

The purpose of this Scrivener's Affidavit is to attest and affirm that the Legal Descriptions and Derivation for said Quitclaim Deed and Deed of Trust was erroneously typed incorrectly and should read as follows:

Parcel 072-15-0-161.00
Being parts of Lot Nos. 31, 32, 33, on the plan of Porter Road Subdivision of lot nos. 2 to 7 inclusive in Shinkle's Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Beginning at a point on the easterly margin of Branch, formally McKinney Avenue, south 5 feet from the corner of lots nos. 33 and 34 on said plan; thence parallel to and 5 feet from the southerly line of said lot no. 34 eastwardly 152 feet 6 inches to the west line of lot no. 30 on said plan; thence with the west line of said lot no. 30 southwardly 88 feet 8 inches to the northeast corner of that part of said lots nos. 31, 32 and 33 conveyed to John L. Bowen and wife, by deed from Benjamine W. Franklin and wife, of record in Book 2704, page 263, said Register's Office and by deed of correction of record in Book 2964, page 414, said Register's Office; thence with said Bowen northern line (boundary) westwardly 155.5 feet to the easterly margin of said Avenue; thence with same northwardly 105 feet to the beginning.

Being the same property conveyed to Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried, by deed from Ovada P. Edmondson, dated May 12, 2014, appearing of record in Instrument Number 20140527-0045177, of the Register's Office of Davidson County, Tennessee.

FURTHER AFFIANT SAITH NOT.

EXECUTED this 8 day of January, 2015.

Taree L. Russell
Affiant

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for the said county and state, the within named Affiant, Taree L. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office in Murfreesboro, Tennessee, this 8 day of January, 2015.

Sheri L. Morgan
NOTARY PUBLIC

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires 1/24/17