BILL GARRETT, Davidson County
Trans:T20150014212 AFFIDAVIT
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Fees:22.00 Taxes:0.00
20150226-0016726

This instrument prepared by:
N. Courtney Hollins, Esq.
Dickinson Wright, PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SCRIVENER'S AFFIDAVIT
(RE: Special Warranty Deed of record at Instrument Number 20141230-0118800, Register's Office for Davidson County, Tennessee.)

Comes now N. Courtney Hollins and states on oath the following:

1. The Register of Deeds for Davidson County, Tennessee has opined that the legal description of that certain Special Warranty Deed recorded as Instrument Number 20141230-0118800 (the "Subject Deed"), and therefore that the deeds of record as Instruments Number 20050818-0098192 and 20030820-0121076 and other prior deeds, contains an error and has refused to post the Subject Deed in the records of the Register of Deeds for Davidson County, Tennessee, as is further described in the letter attached hereto as Exhibit A.

2. I represented Black Dog Receiver, LLC, a Maryland limited liability company, in connection with the sale of that certain real property known as 865 Easthagan Drive, Nashville, Tennessee, as more particularly described in Special Warranty Deed of record at Instrument Number 20141230-0118800, Register's Office for Davidson County, Tennessee conveyed by Bruce W. Henry, Chapter 11 Bankruptcy Trustee for Gunston Hall Realty, Inc., a Virginia corporation, as Grantor, to Best Opportunity, Inc., a Virginia corporation, as Grantee.

3. In order to appease the Register of Deeds in connection with the legal opinion rendered by his office and refusal to post the Subject Deed, a revised legal description is attached hereto as Exhibit B and may be referenced by the Register of Deeds in connection with the Subject Deed; provided that, nothing contained herein shall be deemed to expand, limit or otherwise affect the conveyances made pursuant to the Subject Deed or any prior deed.

In Witness Whereof, this Affidavit is executed this the 25th day of February, 2015.

N. Courtney Hollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state the within named N. Courtney Hollins, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of February, 2015.

CINDY K. RUNGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8

Notary Public

My Commission Expires: May 8, 2017

EXHIBIT "A"
TO SCRIVENER'S AFFIDAVIT

See attached

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

GEORGE L. ROOKER JR.
ASSESSOR

OFFICE OF THE ASSESSOR
REAL & PERSONAL PROPERTY

February 3, 2015

Received
2/13/2015

N. Courtney Hollins, Esq.
Dickinson Wright, PLLC
424 Church St Ste 1401
Nashville, TN 37219

Re: 106-12-0-015.00/ 865 Easthagan Dr

Dear N. Courtney Hollins, Esq:

The deed that you prepared 20141230 0118800 between Gunston Hall Realty, Inc. and Best Opportunity Fund, Inc., which was recorded at the Register of Deeds on 12/30/2014 has an error.

The legal description in said deed is incorrect; it reads LOT 5 MURFREESBORO ROAD INDUSTRIAL SUB. SECTION 2 and it should be LOT 28 SEC. 3 MURFREESBORO RD. IND. SUB.

We have not posted your deed in our records. However, you may wish to make the necessary corrections and file a scrivener's affidavit or deed of correction. This will help to ensure that there is no break in the title or problems with future transfers.

Sincerely,

Jackie R. Ridgway
Team Leader Deeds Department
Division of Assessments
Metro Government of Nashville & Davidson County
(615) 862-6064
jackie.ridgway@nashville.gov

EXHIBIT "B"

TO SCRIVENER's AFFIDAVIT

Land in Davidson County, Tennessee, being a portion of Lot 28, Murfreesboro Road Industrial Subdivision, Section Three, as recorded in Plat Book 3842, Page 170, Register's Office for Davidson County, Tennessee, as more particularly described as follows:

Being a tract of land to the north of and adjoining Lot No. 5 of the Murfreesboro Road Industrial Subdivision, Section Two, of record in Book 3500, page 145, Register's Office for said County, and beginning on the southerly margin of Easthagan Drive, the northeast corner of Lot No. 7 in said subdivision; thence along the rear lines of Lot Nos. 7 and 6, said subdivision, South 16 deg. 01 min. West 200 feet to a point in the northerly line of said Lot No. 5; thence along said northerly line south 73 deg. 59 min. East 200.33 feet to a point in the westerly margin of property belonging to the State of Tennessee; thence along said westerly margin North 16 deg. 16 min. East 157.36 feet to a point in the southerly margin of said Easthagan Drive; thence with said margin, along a curve having a radius of 495 feet a distance of 207.01 feet to the beginning.

Being the same property conveyed to GUNSTON HALL REALTY, INC., A VIRGINIA CORPORATION, by deed from LEROY J. HUMPHRIES, of record in Instrument No. 20050818-0098192, Register's Office for Davidson County, Tennessee. Gunston Hall Realty, Inc. filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code in the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division, Case No. 13-11553-RGM. Title to the property is now vested in Bruce W. Henry, Chapter 11 Trustee for Gunston Hall Realty, Inc.