BILL GARRETT, Davidson County
Trans:T20150016480 AFFIDAVIT
Recvd: 03/06/15 14:12 3 pgs
Fees:17.00 Taxes:0.00
20150306-0019498

THIS INSTRUMENT PREPARED BY:
Safety Net Financial Group
73 White Bridge Rd #103-157
Nashville TN 37205

AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit is being executed for the purpose of correcting the legal description on the Quitclaim Deed of record as **Instrument Number 20130429-0042268,** Register's Office for Davidson County, Tennessee, hereafter **DEED-FOR-CORRECTION**. Said deed was granted by **STACY TROUP AND JOSHUA DOUGLAS**, both being heirs to the estate of **MITCHELL W. DOUGLAS**, and both jointly hereafter **CONVEYOR** to **TAMSLMA, California Association #12643,** hereafter **CONVEYEE**, and all-together referred to hereafter as **THE PARTIES.**

Comes now **PHILLIP L BAUMGART DBA SAFETY NET FINANCIAL GROUP**, hereafter **AFFIANT**, who, having first been duly sworn according to law, depose and say:

1. **AFFIANT** prepared the above mentioned Quitclaim Deed, and I, the **AFFIANT**, was serving as the distressed property counselor for **CONVEYEE**.

2. On or about the **20th Day of November, 2012**, my office, under my direction, prepared the **DEED-FOR-CORRECTION** in which **CONVEYOR** conveyed a certain parcel of land in Davidson County to **CONVEYEE** for agreed upon and good and valuable consideration.

3. That the property description on the **DEED-FOR-CORRECTION** contains an incorrent/incomplete legal description, in the following particular, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, Registered Land Surveyor, No. 1459, as follows:
>
> BEGINNING at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence with the line of Williams S. 68 degrees 00' 00" E 301.48 feet to an iron pin; thence S 68 degrees 23' 21" W 108.23 feet to a point; thence N 21 degrees 36' 39" W 18.75 feet to a point; thence S 85 degrees 20' 00" W 30.90 feet to a point; thence N 71 degrees 50' 00" W 32.68 feet to a point; thence S 82 degrees 20' 43" W 31.09 feet to a point; thence S 78 degrees 30' 00" W 23.10 feet to a point; thence S 66 degrees 20' 00" W 28.90 feet to a point; thence S 75 degrees 50' 00" W 55.60 feet to a point; thence S 82 degrees 54' 29" W 29.33 feet to a point; thence N 15 degrees 13' 13" E 34.83 feet to a point; thence N 2 degrees 45' 58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence with said margin of said road on a curve having a delta angle of 3 degrees 49' 11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.
>
> Being the same property conveyed to Mitchell W. Douglas and wife, Allenette J. Douglas, by deed from Albert E. Douglas, a widower, dated October 16, 1989, of record in Book 7961, page 893, Register's Office for Davidson County, Tennessee.

4. **(Continued on next page)**

4. That the intent of the parties to the transactions was to convey from **CONVEYOR** to **CONVEYEE** the following **same property as described above** to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Phillip B. Taylor, Registered Land Surveyor, No. 1459, as follows:

BEGINNING at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence with the line of Williams S. 68 degrees 00' 00" E 301.48 feet to an iron pin; thence S 68 degrees 23' 21" W 108.23 feet to a point; thence N 21 degrees 36' 39" W 18.75 feet to a point; thence S 85 degrees 20' 00" W 30.90 feet to a point; thence N 71 degrees 50' 00" W 32.68 feet to a point; thence S 82 degrees 20' 43" W 31.09 feet to a point; thence S 78 degrees 30' 00" W 23.10 feet to a point; thence S 66 degrees 20' 00" W 28.90 feet to a point; thence S 75 degrees 50' 00" W 55.60 feet to a point; thence S 82 degrees 54' 29" W 29.33 feet to a point; thence N 15 degrees 13' 13" E 34.83 feet to a point; thence N 2 degrees 45' 58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence with said margin of said road on a curve having a delta angle of 3 degrees 49' 11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

Being the same property conveyed to Mitchell W. Douglas and wife, Allenette J. Douglas, by deed from Albert E. Douglas, a widower, dated October 16, 1989, of record in Book 7961, page 893, Register's Office for Davidson County, Tennessee.

in addition to the following described Real property conveyed to **MITCHELL W. DOUGLAS** and **ALLENETTE J. DOUGLAS** in Instrument of record **Book 7963 Page 421-424**, Register's Office for Davidson County, Tennessee, hereafter **MALONE-DEED**, to which reference is made for further information, which in addition to the property described above completes the property commonly known as 2069 Shaw Road, Nashville, Davidson County, Tennessee, and said **County's Parcel ID 024.00.0.193.00** to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988 by Philip B. Taylor, registered land surveyor, No. 1459, File No. 68214-136, as follows:

Being at an iron pin marking the most southwesterly corner of the property conveyed to Gene H. Williams, of record in Deed Book 5638, page 376, Register's Office for Davidson County, Tennessee, said point being South 68 deg. 00 min. 00 sec. East 301.48 feet from an iron pin marking the most northwest corner of the said Williams property at or near a driveway entering the existing property of Mitchell Douglas in the southerly margin of Shaw Road; thence, with the southerly of Williams North 72 deg. 25 min. 08 sec. East 108.43 feet to an iron pin; thence, South 68 deg. 00 min. 00 sec. East 124.53 feet to a point; thence, South 68 deg. 45 min. 04 sec. West 138.31 feet to a point; thence, South 73 deg. 54 min. 58 sec. West 62.05 feet to a point; thence, South 71 deg. 12 min. 27 sec. West 34.70 feet to a point; thence, South 62 deg. 14 min. 44 sec. West 56.02 feet to a point; thence, South 58 deg. 09 min. 30 sec. West 73.26 feet to a point; thence, South 45 deg. 34 min. 05 sec. West 16.65 feet to a point; thence, South 29 deg. 15 min. 30 sec. West 31.71 feet to a point; thence, South 13 deg. 08 min. 12 sec. West 49.17 feet to a point; thence, South 03 deg. 10 min. 02 sec. West 90.08 feet to a point; thence, North 86 deg. 49 min. 58 sec. West 115.35 feet to a point in a fence row; thence, with said fence row North 03 deg. 10 min. 02 sec. East 64.28 feet to a point; thence, North 09 deg. 51 min. 07 sec. West 55.37 feet to a point; thence, North 29 deg. 15 min. 17 sec. West 28.96 feet to a fence post; thence, North 51 deg. 09 min. 43 sec. East 94.71 feet to a fence post; thence, North 46 deg. 28 min. 28 sec. East 93.68 feet to a fence post; thence, North 68 deg. 23 min. 21 sec. East 162.91 feet to the point of beginning and containing 1.317 acres more or less.

Being a part of the same property conveyed to Jimmy Ray Malone and Wife, Martha F. Malone, by deed from Mavoline W. Jackson, a widow, of record in Book 5636, page 479, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to **MITCHELL W. DOUGLAS** from **ALLENETTE J. DOUGLAS** by **Instrument Number** 20150306-0019497 **, Register's Office for Davidson County Tennessee,** to which reference is made for further research **and** in accordance with a **Marital Dissolution Agreement** of record as **No. 03D-2295** in the **Fourth Circuit Court for Davidson County, Tennessee**, to which reference is made for further research.

(continued on next page)

Further affiant sayeth not.

PHILLIP L BAUMGART, AFFIANT

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, Jennifer R. Pierce 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~~ he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2015.

My Commission expires:

11-6-17

NOTARY PUBLIC

DAVIDSON COUNTY
JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC