BILL GARRETT, Davidson County
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This instrument prepared by:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd
Building Two, Ste 150
Brentwood, Tennessee 37027
(615) 371-6101

Instrument References:
A) Book 9472, page 641, Register of Deeds, Davidson County, TN
B) Instrument Number 20050803-0090687, Register of Deeds Davidson County, TN
and
C) Instrument Number 20160314-0024187, Register of Deeds, Davidson County, TN
Grantors:
A) Sara F. Poe
B) Sara F. Poe, Trustee, Robert R. Poe Marital Trust (Family Share), and
C) Suzanne Rippeteau, Successor Trustee, Robert R. Poe Marital Trust (Family Share)
Grantee:
A) Robert R. Poe Marital Trust
B) Robert R. Poe Marital Trust Family Share
and
C) Suzanne Rippeteau, Janice Poe Downs and Jacqueline Marie Poe Conner

AFFIDAVIT OF CORRECTION TO DEEDS

This Affidavit of Correction to Deeds (the "Affidavit") is made this 9th day of May, 2016, by Gail Smith Bradford (the "Affiant"), after being duly sworn according to law and Affiant states as follows:

1. My name is Gail Smith Bradford and I am of majority age and am competent to testify of my personal knowledge as to the facts set forth in this Affidavit.

2. Suzanne Rippeteau, Successor Trustee ("Grantor") is the grantor of a certain Quitclaim Deed dated March 8, 2016 (the "2016 Deed"), in which the Grantor conveyed certain property to Suzanne Rippeteau, Janice Poe Downs and Jacqueline Marie Poe Conner (the "Grantees").

3. The 2016 Deed is of record in Instrument 20160314-0024187, Register's Office for Davidson County, Tennessee.

4. "Exhibit A" to the 2016 Deed was copied from a Quitclaim Deed signed September 19, 1994, of record in Book 9472, Page 641, said Register's Office (the "1994 Deed")[which 1994 Deed was **not** prepared by the undersigned], of which Sara F. Poe (now deceased) was the Grantor. The same "Exhibit A" was used as an exhibit to a another Quitclaim Deed of record as Instrument 20050803-0090687 (the "2005 Deed")[which 2005 Deed the undersigned prepared, based on the prior 1994 Deed]. The 2005 Deed was signed by Grantor

Sara F. Poe as Trustee of the Robert R. Poe Marital Trust to fund the Family Share of the said Trust.

5. It has come to the undersigned's attention that the 1994 Deed contained a scrivener's error in that it omitted the correct legal description of the property as shown in Plat of record in Plat Book 8250, page 126, said Register's Office.

6. As a result of the error in the legal description used in the 1994 Deed (Exhibit A), the 2005 Deed (Exhibit A) and 2016 Deed (Exhibit A) also contained the same incorrect legal description.

7. The correct legal description that should have been included in the 1994 Deed, the 2005 Deed and the 2016 deed, for **Map 51-8, Parcels 106 and 217** is:

"Lot 1 Taco Bell Subdivision Three and Lot 2 Taco Bell Subdivision Three, as shown in Plat Book 8250, Page 126, Register's Office for Davidson County, Tennessee"

Affiant makes this Affidavit to correct the scrivener's error.

Further, Affiant saith not.

Gail Smith Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Gail Smith Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 9th day of May, 2016.

Notary Public

My Commission Expires:
6.22.2019

JANE A. SWARTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY