BILL GARRETT, Davidson County
Trans:T20170007235 AFFIDAVIT
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20170125-0008176

THIS INSTRUMENT PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Scrivener's Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Reference to Warranty Deed of record at Instrument No. 20160115-0004297, Register's Office for Davidson County, Tennessee.)

I, Luke Kellum, Authorized Agent, for Bankers Title and Escrow Corporation, being duly sworn according to law, do hereby make oath that the following statements are true to the best of my information, knowledge and belief:

1. That Bankers Title and Escrow Corporation recorded a Warranty Deed executed by Robert Wade Eitniear, Grantor, to Donald R. Stanley, Trustee of the 2799 Partners Trust, Grantee, recorded in Instrument No. 20160115-0004297, in the Register's Office for Davidson County, Tennessee.

2. That the property conveyed has the incorrect Lot Number in the legal description.

3. That the correct legal description for the property conveyed should omit any reference to the lot number and should be:

Tract 1:
A tract of land in the 6th District of Davidson County, Tennessee, on the Map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, November 12, 1954, as follows:
Beginning on the westerly margin of Foster Avenue at the northeast corner of the property conveyed to Fred A. Rich by deed from Clay O. Huskey and wife, of record in Book 2494, Page 3, said Register's Office; thence with said Rich's northerly line westwardly 212 feet, more or less, to a point, being said Rich's northwest corner; thence North 19 degrees 15' West 169.2 feet to an iron pin in the southerly margin of Carter Street as shown on said survey; thence with the same south 75 degrees 45' East 230 feet to the westerly margin of said Foster Road; thence with the same South 27 degrees 45' East 83 feet to the beginning.

Tract 2:
Being on the map of the Patterson Tract, as of record in Book 161, Page 85, Register's Office for Davidson County, Tennessee; AND also being part of the property described in Book 5230, Page 416, Register's Office for Davidson County, Tennessee and as described in a survey of Michael B. Homes, RLS TN #213, dated 10-7-94.
Beginning on the westerly margin of Foster Avenue at the intersection of Carter Street; thence South 24 degrees 51' 41" East 83.00 feet to an iron pin; being the Northeast corners of the Ethel Rich Marshall property, thence with the original property line, South 85 degrees 24' 114" West, 159.42 feet to true point of beginning; thence South 69 degrees 55' 49" West 50.56 feet to a point; thence North 18 degrees 02' 48" West 13.87 feet to an iron pin set, said point being Ann Eitniear's original Southwest corner; thence with the original line between Eitniear and Marshall, North 85 degrees 24' 14" East 51.96 feet to the point of beginning.

Being the same property conveyed to Robert Wade Eitniear, unmarried, by Warranty Deed dated 4/10/1997 from Debra Rondolet, and husband, Duane Rondolet, of record in Book 10414, Page 15, Register's Office for Davidson County, Tennessee.

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All other matters contained in said Warranty Deed remain the same.

FURTHER, Affiant saith not.

BY: Luke Kellum, Authorized Agent
Bankers Title and Escrow Corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Kellum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent for Bankers Title and Escrow Corporation, and that as such she/he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24 day of January 2017.

NOTARY PUBLIC

My Commission Expires: 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY