ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVELYN C. McBROOM	SAME	131-8-96
(NAME:)	(NAME:)	(Davidson County)
4315 Dale Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5421 PAGE 622
Nashville, Tn. 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

AFFIDAVIT OF HEIRSHIP

(Executed pursuant to TCA 30-1201, et seq.)

FROM: JAMES H. McBROOM (deceased)

TO: EVELYN C. McBROOM
(See TCA 30-1202)

Re: The real and personal estate of James H. McBroom (Sr.), including, but not limited to certain realty: (1) Lot 40, Glendale Park, Sec. 1, Plat Book 1130, page 45. R.O.D.C., Tenn. (2) Land in Rutherford County, Tennessee, described in deed of record in Book 207, page 601, R.O.R.C., Tenn. (3) Certain lots in the State of Florida.

STATE OF TENNESSEE)

COUNTY OF Rutherford)

AFFIANTS, being first duly sworn according to law, deposes and says:

1. That James H. (Houston) McBroom died in Davidson County, Tennessee, on May 13, 1978;

2. That the said James H. McBroom left a paper writing purporting to be his last will and testament, a machine copy of which is attached hereto and marked "EXHIBIT A", wherein the entire estate of the said decedent exclusive of certain rights in cemetery lots which have been adjusted between the affiants and certain land located at 117 North Maple Street in Murfreesboro, Tennessee, which decedent did not own at the time of his death, was devised to his wife, Evelyn Louise Crunk McBroom;

3. That the said James H. McBroom was previously married to Johnnye Pearl Lewis McBroom, who died in 1951 and to which marriage only one child was born, James H. McBroom, Jr.

4. That in 1953 the said decedent was married to Evelyn Louise Crunk McBroom. No children were born to this last union;

5. That there are no unpaid debts nor taxes due upon the estate of the said decedent. A copy of the Non-Taxable Certificate of the Tennessee Department of Revenue is attached hereto and marked "EXHIBIT B".

6. That the assets of the decedent in real estate interests consisted of land held by the said James H. McBroom and wife, Evelyn Louise Crunk McBroom, as tenants by the entireties and were not subject to disposition by his will;

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IDENTIFICATION REFERENCE
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F.2426.9

7. That the personal assets of the decedent were (a) held as tenants by the entireties or (b) are exempt by statute to the widow or (c) subject to disposition by will, the latter category being of such value that the expenses of probate and the formal administration of the estate of the said decedent would not be justified. Accordingly, James H. McBroom, Jr., as evidenced by his signature hereto as one of the affiants, has set over and assigned to the said Evelyn Louise Crunk McBroom, all right and interest he would have in the personal estate, if any, in the personal estate of James H. McBroom, as if said decedent had died without leaving said paper writing, a copy of which is attached hereto as "EXHIBIT A".

8. That the affiants, as widow and only child of the said James H. McBroom, deceased, are the only persons who could inherit from said decedent pursuant to the laws of Descent and Distribution of the State of Tennessee, TCA 31-110, if the said decedent had died without leaving an instrument of testamentary character.

9. That one of the declared purposes of this instrument is to give effect to said will without the expenses of probate and a formal administration.

Witness our hands this the 4th day of April, 1979.

Evelyn Louise Crunk McBroom
Evelyn Louise Crunk McBroom
4315 Dale Ave.
Nashville, Tenn. 37204

James H. McBroom, Jr.
James H. McBroom, Jr.
Address: Rt 2, Box 127
Christiana TN 37037

Subscribed and Sworn to before me,

this the 4th day of April, 1979.

Donna K McCullough
Notary Public

My Commission expires: 6-28-80

NOTARY PUBLIC RUTHERFORD CO.

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, Donna K McCullough, a Notary Public in and for said County and State, the within named Evelyn Louise Crunk McBroom and James H. McBroom, Jr., the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 4th day of April, 1979.

NOTARY PUBLIC RUTHERFORD CO.

Donna K. McCullough
Notary Public

Commission expires 6-28-80

"EXHIBIT A"

LAST WILL AND TESTAMENT
OF
JAMES H. McBROOM

BOOK 5421 PAGE 624

I, JAMES H. McBROOM, of the City of South Miami, County of Dade, State of Florida, being of sound and disposing mind and memory do hereby make, publish and declare this to be my Last Will and Testament, hereby expressly revoking and annulling any and all former Wills and Codicils by me heretofore made.

I.

I give, devise and bequeath to my son, JAMES H. McBROOM, JR., if he should survive me, all but two of the cemetary lots located in Woodlawn Memorial Park on Thompson Lane, Nashville, Davidson County, Tennessee, registered in my name, and I direct my Executrix or Executor hereinafter named to chose any two lots to be used to inter me and my beloved wife, EVELYN LOUISE CRUNK McBROOM. In addition to the cemetary lots, I further give, devise and bequeath to my said son, my one-half (1/2) interest in the business lot and store building located at 117 North Maple Street, Murfreesboro, Rutherford County, Tennessee.

I make these devises knowing full well that my beloved wife, will have a dower interest in said properties if she survives me and that whether or not she choses to exercise her dower right shall be her decision and election.

II.

I give, devise and bequeath all of the rest, residue and remainder of my estate whether real, personal or mixed, of every kind and character whatsoever and wheresoever located to my beloved wife, EVELYN LOUISE CRUNK McBROOM, of the City of South Miami, Dade County, Florida.

III.

Should my beloved wife, EVELYN LOUISE CRUNK McBROOM, predecease me, or should we each not survive the other, or should she not survive me for a period of more than sixty (60) days after my death, then, in that event, I give, bequeath and devise my estate, onumerated in Article II, to my son, JAMES H. McBROOM, JR.

IV. BOOK 5421 PAGE 625

I nominate, constitute and appoint my wife, EVELYN LOUISE CRUNK McBROOM, as Executrix hereunder, or, if she shall not survive me or be otherwise unable to administer my estate, I nominate, constitute and appoint my son, JAMES H. McBROOM, JR., as Executor hereunder.

I direct that no bond or other surety shall be required of my Executrix or Executor under this Will for the faithful performance of her or his duties.

IN TESTIMONY WHEREOF, I, JAMES H. McBROOM, have hereunto set my hand and seal this 23rd day of June, 1962.

James H. McBroom (SEAL)
JAMES H. McBROOM

The foregoing instrument was signed, sealed, and published, and declared by JAMES H. McBROOM, as and for his Last Will and Testament in our presence, all being present at the same time, and thereupon, we, at his request, and in his presence, and in the presence of each other, hereunto subscribed our names this 23rd day of June, 1962.

Bertha M Curry Residing at 7601 S.W. 87 Ave Miami 43, Florida

Ruby M. Little Residing at 10109 S.W. 60th Ave Miami-56-Florida

Paul E. Little Residing at 10109 SW 60th Ave Miami-56-Florida

"EXHIBIT B"

NT 73527

NON-TAXABLE
CERTIFICATE

BOOK 5421 PAGE 626

STATE OF TENNESSEE

DEPARTMENT OF REVENUE

Nashville ACCT. NO. 79 1092

To Ms. Evelyn C. McBroom
4315 Dale Avenue
Nashville, TN 37204

Estate of:
James Houston McBroom, Sr.
Davidson County (19)
May 13, 1978

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above named Estate; that investigation has been made of the values placed upon all forms of property set out in the Schedules filed with said Return and found to be correctly appraised, and that, after allowing all lawful debts and other deductions and the statutory exemption applicable thereto, it was ascertained that said Estate was not subject to tax, hence no assessment was made thereon.

As provided in Section 30-1628, Tennessee Code, this certificate shall be authority for the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative thereof.

This, the 14th day of February, 19 79.

COMMISSIONER OF REVENUE

By Jane Pickard
Director of Inheritance, Estate & Gift Tax Division

08-002-0209

RECORDING FEE 10.00
STATE TAX
REGISTER'S FEE
TOTAL PAID 10.00
RECEIPT NO. 76921

kv

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER April 4 1979
I, HOMER JONES, REGISTER DO CERTIFY THAT THE FOREGOING INSTRUMENT AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 279
PAGE NO. 335 AND THAT THEY WERE
RECEIVED April 4 1979 AT 11:35
O'CLOCK A.M. AND ENTERED IN NOTE BOOK 24
PAGE 85
BY Beth Thompson DEP. REG.
HOMER JONES, Register

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