ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCES B. NILES	SAME	95-9
(NAME:) 116 Quinn Circle	(NAME:)	Par. 58, 59
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37210	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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: CHARLES S. NILES, (deceased)

TO: FRANCES B. NILES

Re: The real and personal estate of Charles S. Niles, including but not limited to certain realty in Davidson County, Tennessee, the same being Lots Nos. 27 and 28, on the Map of the W. E. Quin, Jr., property on Lebanon Road, not of record.

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

1. That Charles S. Niles died in Davidson County, Tennessee, on July 25, 1978, survived by his wife, Frances B. (Beck) Niles.

2. That the said Charles S. Niles 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 was devised to the said Frances B. (Beck) Niles:

3. That the marriage of the said Charles S. Niles and wife, Frances B. (Beck) Niles, was the only marriage for both of them and that only two children were born to their union: Charles S. Niles, Jr., and Montre Niles Dickerson, both of lawful age;

4. That there are no unpaid debts nor taxes due upon the estate of the said Charles S. Niles. A machine copy of the Non-Taxable Certificate of the Tennessee Department of Revenue is attached hereto and marked "Exhibit B".

5. That the real estate interests of the said Charles S. Niles in the above captioned land were held by him and his said wife, Frances B. Niles, as tenants by the entireties and were not subject to disposition by his will;

6. That the personal assets of the said Charles S. Niles were (a) held as a tenant by the entireties, (b) exempt by statute to the widow, the said Frances B. (Beck) Niles, or (c) subject to disposition by will, the latter category being of such value that the expenses of probate and a formal administration of the estate of the said decedent would not be justified. Accordingly, Charles S. Niles, Jr., and Montre Niles Dickerson, as evidenced by their signatures hereto as two of the affiants, have set over and assigned to the said Frances B. (Beck) Niles, all right and interest they would have, if any, in the personal estate of Charles S. Niles, as if said decedent had died without leaving said paper writing, a copy of which is attached hereto as "Exhibit A".

8 27 79 2.00 Mail

7. That the affiants, as widow and only children of Charles S. Niles, are the only persons who could inherit from said decedent pursuant to the laws of Descent and Distribution of the State of Tennessee if the said decedent had died without leaving an instrument of testamentary character;

8. 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 upon the estate.

Witness our hands this the 27th day of August, 1979.

Frances B. Niles
Frances B. Niles

Charles S. Niles, Jr.
Charles S. Niles, Jr.

Montre Niles Dickerson
Montre Niles Dickerson

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 Frances B. Niles and Charles S. Niles Jr., the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1979.

Betty B. Simmons
Notary Public

Commission expires 7-26-82

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 Montre Niles Dickerson, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1979.

Betty B. Simmons
Notary Public

Commission expires 7-26-82

Charles S. Niles Jr., makes oath that he has read the foregoing document and that the facts set out therein are true of his own knowledge.

Charles S. Niles, Jr.

Subscribed and sworn to before me, this the 27th day of August, 1979.

Betty B Simmons
Notary Public

My Commission expires: 7-26-82

"Exhibit A"

LAST WILL AND TESTAMENT

OF

CHARLES S. NILES

I, Charles S. Niles, a resident of Davidson County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and/or Codicils by me at any time heretofore made.

ARTICLE I

I direct that all my funeral expenses, just debts, and the administration expenses of my estate be paid by my Executrix as soon after my decease as is practicable from my general estate, and that such taxes shall be paid in respect of all property required to be included in my gross estate for estate, inheritance or other death taxes, whether the property passes under this Will or otherwise, without contribution by any recipient of any such property so includable for tax purposes. I further direct that all property interests passing from me to my wife qualify to the fullest extent for marital deduction and that no taxes be paid out of or assessed to such share.

My Executrix, in her discretion, may pay from my domicilary estate all or any portion of the cost of ancilliary administration and similar proceedings which might be required in other jurisdictions.

ARTICLE II

I give, devise and bequeath to my wife, Frances Beck Niles, my entire estate consisting of all property of which I die seized and possessed or have any interest therein and which remains after payment of my just debts, expenses and taxes assessed by reason of

 Charles S. Niles

my death.

In the event my said wife should predecease me or if we should die as the result of a common disaster as hereinafter provided, I then give, devise and bequeath my entire estate in equal shares to my son, Charles S. Niles, Jr., and to my daughter, Montre Niles Dickerson, or their issue.

ARTICLE III

If my wife, Frances Beck Niles, and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths, or if she shall die within a period of ninety (90) days after the date of my death, then all bequests, devises and provisions made herein to or for her benefit shall be void, and my estate shall be administered and distributed in all respects as though my said wife had not survived me.

ARTICLE IV

I hereby nominate and appoint my wife, Frances Beck Niles, as Executrix of my estate and direct that she be permitted to serve as such without bond. In the event my said wife should predecease me or be unable or unwilling to serve, I then nominate and appoint my son, Charles S. Niles, Jr., and my daughter, Montre Niles Dickerson, as Co-Executors, also to serve without bond.

ARTICLE V

I authorize and empower my Executrix, or Co-Executors as the case may be, to sell and convey real property or any interest I may have therein, apply the proceeds therefrom to the payment of my debts, expenses and taxes, and to do all things that are in connection therewith as they may deem to be in the best interest of the administration of my estate. I further authorize my Executrix or Co-Executors to continue the operation of any business or partnership

in which I have an interest at my death and direct that they be exonerated from any responsibility for loss so long as they act in good faith.

IN WITNESS WHEREOF I have hereunto subscribed my name to this my Last Will and Testament at Nashville, Tennessee, on this the 6th day of January, 1978.

Charles S. Niles
TESTATOR

The above and foregoing instrument, consisting of this and two type-written pages, was this day produced to us by Charles S. Niles and it was declared, published and acknowledged by him to be his Last Will and Testament, and he signed and subscribed to the same in our sight and presence as and for his Last Will and Testament, and we the undersigned, at his request and in his sight and presence and in the sight and presence of each other have signed and subscribed our names on the day and date above written.

WITNESSES:	ADDRESSES:
Patricia L. Ward	500 Court Square Bldg. Nashville, Tn
Alla Graham Jr	500 Court Square Bldg. Nash. Tenn.

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned, witnesses to the foregoing Last Will and Testament to which this is attached, being more than eighteen (18) years of age and having no interest in said estate, do depose and make affidavit that Charles S. Niles on the 6th day of January, 1978, produced the said Last Will and Testament and acknowledged it to be his Last Will and Testament and signed the same in our sight and presence, and we, at his request and in his sight and presence signed said Last Will and Testament in the sight and presence of each other, and at said time we considered Charles S. Niles to be of sound mind and disposing memory and knew him to be eighteen (18) years of age or older.

WITNESSES:

Sworn to and subscribed before me this 6th day of January, 1978.

Eva Sue Parks
NOTARY PUBLIC

My Commission Expires: 9-23-78

F 48617

IDENTIF. REFERENCE

AUG 27 2 26 PM '78

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

"Exhibit B"

NT 75065

NON-TAXABLE
CERTIFICATE

BOOK 5489 PAGE 53

STATE OF TENNESSEE

DEPARTMENT OF REVENUE

Nashville ACCT. NO. 79 252

To Ms. Frances B. Niles
116 Quinn Circle
Nashville, TN 37210

Estate of:
Charles S. Niles, Sr.
Davidson County (19)
July 25, 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 26 day of April, 19 79.

COMMISSIONER OF REVENUE

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

kv

08-002-0209