AFFIDAVIT OF HEIRSHIP

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

FROM: SALLIE W. ROBINSON
A/K/A
SALLIE W. SIMPKINS

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

TO: THELMA TOWNSHEND
AND
WOODSIE HUFFAKER

BOOK 5512 PAGE 106

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma Townshend and ~~Woodsie Huffaker~~ (NAME:)	MRS. WOODSIE HUFFAKER (NAME:)	83-14-300
1627 Shelby Ave. and 112 S. 17th St. Respt. (STREET ADDRESS OR ROUTE NUMBER)	1627 Shelby Ave. (STREET ADDRESS)	83-9-11
Nashville, Tn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37206 (CITY) (ZONE) (STATE)	

Re: The real and personal estate of Sallie W. Robinson, a/k/a Sallie W. Simpkins, deceased, including but not limited to certain realty in Davidson County, Tennessee, the same being:

The southerly 100 feet of Lot No. 102 in the Edgefield Land Company's First Subdivision of East Nashville, as of record in Book 57, page 130, R.O.D.C., Tenn.

AND

The easterly 18 feet of Lot No. 3 and the westerly 32 feet of Lot No. 4 of Block "B" on the Plan of Wakefield Smith Company's Sub. of Lots Nos. 55 and 56, in F. O. Beasley's Plan as of record in Book 843, page 19, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

1. That Sallie W. Robinson, also known as Sallie W. Simpkins, died in Davidson County, Tennessee, on June 24th 1979; and

2. That the said Sallie W. Robinson was a widow at the time of her death survived by no husband; and

3. That the said Sallie W. Robinson was survived by affiants as the only two children born to her: Woodsie Huffaker and Thelma (Thelma T.) Townshend; and

7626 10/10 24.00 CHECK

4. That the said Sallie W. Robinson left a paper writing of testamentary character purporting to be her last will and testament, a machine copy of which is attached hereto and marked "Exhibit A", wherein certain specific devises and bequests were made to affiants, a diamond ring to Shelia (Chelia) Leckie, now Brown, and certain real and personal property to the said Shelia Leckie Brown and to Michael Leckie, equally in the event that said property is still owned by the said Thelma Townshend at the time of her death; and

5. That the estate of Sallie W. Robinson is solvent, there being sufficient personalty from which all debts, taxes and expenses have been, or will be, paid; and

6. Although the said will, a copy of which is attached hereto as Exhibit "A", has not been offered for probate, the right to do so later being reserved, one of the declared purposes and intent of this instrument is to give full effect to said will and the wishes intent and directions therein expressed by the said Sallie W. Robinson, the rights of all the parties named therein being fully recognized and their interests in the said estate and their rights therein are as set out in said will, all being fully recognized, and without the expenses of probate and a formal administration; and

7. That there are no persons other than those named herein as affiants and surviving daughters of Sallie W. Robinson, who would succeed to any interest in her estate under the Tennessee Statutes of Descent and Distribution if she had died without leaving the instrument of testamentary character.

NOW, THEREFORE, to carry into effect the provisions of said will and to implement the further agreement of the parties as they have exercised their right to agree respecting their recognition of the said will and all of it's provisions:

(a) the diamond ring bequeathed therein has been delivered to the said Shelia Leckie Brown, as evidenced by her receipt therefor which is attached hereto as exhibit "B";

(b) the real estate located at 1111 Ordway Place in Nashville, Tennessee, (the same being the easterly 18 feet of Lot No. 3 and the westerly 32 feet of Lot No. 4 of Block "B" on the Plan of Wakefield Smith Company's Sub. of Lots Nos. 55 and 56, in F. O. Beasley's Plan as of record in Book 843, page 19, R.O.D.C. Tennessee) devised to Woodsie Huffaker in said writing of testamentary character, has by separate instrument executed by Thelma Townshend of even date herewith been quitclaimed by both Thelma Townshend and Woodsie Huffaker to John B. Cobb, Jr., as trustee for the purpose of re-conveying said land to the said Woodsie Huffaker and her husband, Franklin B. Huffaker as tenants by the entireties, it being the desire of the said parties that the title to said Ordway Place property shall be taken and held by the said Woodsie Huffaker and husband, Franklin B. Huffaker, as tenants by the entireties;

(c) the real estate located at 1627 Shelby Avenue, in Nashville, Tennessee, (the same being the southerly 100 feet of Lot No. 102 in the Edgefield Land Company's First Subdivision of East Nashville, as of record in Book 57, page 130, R.O.D.C., Tenn.) devised to Thelma Townshend in said writing of testamentary character, has by separate instrument been quitclaimed by both Thelma Townshend and Woodsie Huffaker to Michael Leckie and Shelia Leckie, subject to the right of possession thereof by Woodsie Huffaker and husband, Franklin B. Huffaker and by the survivor of them, for as long as they, or either of them, wish to maintain their home at said 1627 Shelby Avenue.

The said Thelma Townshend has executed the said separate instrument for the express reason that she desires to carry into effect at this time the intent of the will that if the said real estate remains in her possession at the time of her death same would go to the said Michael Leckie and Shelia Leckie Brown. However, since she has no desire to live upon the premises during her lifetime and since the said Woodsie Huffaker and her said husband have made their home at this place with the said decedent for many years and desire to continue making their home there, it is the wish and desire of the said Thelma Townshend that they may have the right of possession for that purpose. Accordingly, the separate instrument has been executed for the purpose of accomplishing the said desired result.

(d) Having thus disposed of the above mentioned items of personalty and realty, the parties have agreed that whatever taxes, debts and expenses are owed or must be paid from the estate of the decedent shall be paid from the cash in the savings and checking accounts although neither were subject to disposition by will since such accounts were held jointly with the decedent and each of the parties to this document, the remainder of the cash to be held jointly or divided between them as they may decide.

(e) Woodsie Huffaker acknowledges receipt of the household furniture and other belongings in the home of the decedent at 1627 Shelby Avenue.

(f) The decedent having ceased to do business as a grocery store at 1627 Shelby Avenue, no goods and no fixtures of value remain for disposition.

The said affiants, because of their love for each other and in an earnest effort to accomplish the purposes of the will and exercise their rights to agree with respect to their individual interests established by the will, have made distribution of the estate of Sallie W. Robinson in the manner hereinabove set out.

Witness our hands this the 10th day of October, 1979.

Thelma Townshend

Woodsie Huffaker

Subscribed and sworn to before me,
this the 10th day of October, 1979.

Betty B. Simmons
Notary Public

IDENTIF. REFERENCE

OCT 10 1 00 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

F. 5 6 9 0 8

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thelma Townshend and Woodsie Huffaker, 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 10th day of October, 1979.

Betty B. Simmons
Notary Public

Commission expires July 26, 1982

EXHIBIT "A" BOOK 5512 PAGE 110

State of Tennessee,
County of Davidson.

I, Sallie W. Robinson, widow, of said County and State, sole owner of property in my former name of Mrs. J. W. Simpkins, husband deceased, two daughters and having acquired addition property subsequently, and being of sound mind and memory, desire and hereby do make and declare this instrument to be my last will and testament, revoking any and all other wills by me made.

1st I select and appoint, as Executor of this will, the [redacted] Thelma & Woodsie Huffaker daughters, said County and State, after a [redacted].

2nd I desire and direct that all my just debts and funeral expenses be paid, as soon as practicable, from any money in American National Bank, Nashville, Tenn. in name of Sallie W. Robinson

3rd It being my desire and I do hereby devise to my daughter, Mrs. Woodsie Huffaker, as a feme sole, my real estate located at No. 1111 Ordway Place, said City, County and State. Also I will and devise to said Woodsie Huffaker, in same manner and termes as to the said Ordway property, my property at No. 406 South 17th Street, said City, County and State.

4th I do hereby further will and bequeath to my said daughter, Woodsie Huffaker, any and all

personal property, consisting of household furniture and other belongings in my home and residence at No. 1627 Shelby Ave. said city.

5th I devise and will to my daughter, Mrs. Thelma T. Townshend, as a feme sole, my real estate, being my present residence with a room attached used now and, for a long period of time, as a grocery store, at No. 1627 Shelby Ave. said city, together with all goods and fixtures in said store room: That in the event of death of said daughter, Thelma, being possessed of said real and personal property that the same property go to and be equally divided between my grand children, Michel and Chelia LeeKie.

6th I will and bequeath to my said grand child, Chelia LeeKie, my diamond ring as soon after my death as is convenient.

7th I do hereby further bequeath to my said daughter, Thelma Townshend all my money in said mentioned bank, after all debts, funeral expenses, taxes and any and all other expenses incident to

Probation of this will.

In witness whereof, as testator, of above read and understood will, subscribe my name hereto in the presence of the below named persons.

This day of 1960.

Mrs Sallie W Robinson

On the above date in the presence of Sallie W. Robinson and at her request, and in the presence of each other, as attesting witnesses, subscribe our names and addresses, respectively, hereto.

Bobby J Massey 2224 Ravenwood Dr Nashville

James Farris 607 So. 13th St.

Morris A Lackey 406 South 17th st.

EXHIBIT "B"

RECEIPT

Shelia Leckie Brown, the undersigned, by these presents does hereby acknowledge the delivery unto her and her receipt of the diamond ring formerly belonging to Sallie W. Robinson, deceased, bequeathed unto her in paragraph 6 of the will of the said Sallie W. Robinson, a copy of which has been made Exhibit "A" to the Affidavit of Heirship made by Thelma Townshend and Woodsie Huffaker of even date herewith.

In consideration of the delivery of said ring to her prior to and without formal administration upon the estate of the said Sallie W. Robinson, deceased, the said Shelia Leckie Brown has agreed that she will, within a reasonable period of time, have the said ring appraised at her expense, providing Thelma Townshend and/or Woodsie Huffaker a verified copy thereof for use in filing tax returns and she does further agree that in the event that it may be found that inheritance taxes must be paid on the estate she will pay such portion of the tax as is applicable to the ring only.

Witness my hand this the 10th day of October, 1979.

Shelia Leckie Brown

Shelia Leckie Brown