Prepared by: Mr. John R. Cheadle, Sr.
Attorney at Law
515 Stahlman Building
Nashville, Tennessee 37201

BOOK 5871 PAGE 440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Michael A. Perdue	Same	34-13
(NAME:)	(NAME:)	
1420 Florence Avenue		195
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

RE: Being Lots Nos. 34, 35 and 36 of Block "G" on the Map of East Lawn Subdivision as platted and recorded.

With Building restrictions according to plat regulations.

Being the same property conveyed to Dewey Perdue and wife, Ruby Perdue, by deed from William F. Gambrell and wife, Jo-Ann Gambrell, of record in Book 1905, page 319, R.O.D.C.

Affiant, being first duly sworn according to law, makes oath that he is a person of lawful age and has been a resident of Davidson County, Tennessee for the past several years. Affiant further deposes as follows:

(1) That he files this Affidavit of Heirship pursuant to Tennessee Code Annotated § 30-1201, et seq.;
(2) That affiant is the sole heir by devise of Ruby Perdue, deceased, a widow, who died February 13, 1982, leaving a will which was probated in the Probate Court for Davidson County, Tennessee, and a copy of which is attached hereto, marked "Exhibit A" and incorporated herein by reference.
(3) That affiant presents this Affidavit of Heirship as notice that affiant, Michael A. Perdue, is the lawful owner of the above described real property; and
(4) That affiant has personal knowledge of the facts contained herein.

Further affiant saith not.

WITNESS my hand this the 8 day of April, 1982.

✓ Michael A Perdue
MICHAEL A. PERDUE, AFFIANT

Subscribed and sworn to before me this 8 day of April, 1982.

✓ Evelyn Campbell
NOTARY PUBLIC
Commission Expires: 1-19-86

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 Michael A. Perdue, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8 day of April, 1982.

✓ Evelyn Campbell
NOTARY PUBLIC
Commission Expires: 1-19-86

This is improved property located at 1420 Florence Avenue, Nashville, Tennessee, 37115.

04/09 12.05 CASH

1233

LAST WILL AND TESTAMENT

OF

RUBY B. PARDUE

I, RUBY B. PARDUE of 1420 Florance Avenue, Madison, Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

I.

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my Executor as soon as practicable after my death. To this end, I authorize my Executor to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my Executor to make distributions in kind. I authorize my Executor in his discretion to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate without charge or apportionment against any beneficiary of assets whether passing under this will or otherwise.

II.

I hereby give, devise, and bequeath to MICHAEL PARDUE all of my property, real, personal or mixed, that I have and any interest in any real or personal property that I may acquire. I also request that my son MICHAEL PARDUE allow my son MARK PARDUE to use the garage on the premises known as 1420 Florance Avenue, Madison, Tennessee for all lawful and peaceful purposes, but in no event shall this instrument be construed as granting to my son MARK PARDUE a life estate or any legal or equitable interest in those premises.

Exhibit A

III.

In the event that my son MICHAEL PARDUE does not survive me as long as six months, or if he dies as the result of a common disaster resulting in my death and also resulting in his death within six months after my death, then I direct that he shall be deemed to have survived me and that the provisions of my will shall be construed upon that assumption. During the portion of such six months as my Executor shall actually survive me, he shall have the right to the use and enjoyment as life tenant of the real and personal property devised and bequeathed to him herein.

IV.

I hereby nominate, constitute and appoint MICHAEL PARDUE as Executor of my estate. Should he predecease me, or fail or refuse to serve, I nominate and appoint MARK PARDUE as Alternate Executor under the same terms and conditions herein set out. I direct that no bond or other security shall be required of my said Executor for the faithful performance of his duties as such and that they shall not be required to file any inventory of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament at 1420 Forrest Ave Madison, Tennessee, on this the 11th day of May, 1981.

Ruby B. Pardue
RUBY B. PARDUE, TESTATRIX

Signed, sealed, published and declared by the Testatrix RUBY B. PARDUE, to be her Last Will and Testament in the presence of us, the undersigned, who, at her request and in the sight and presence and in the presence of each other, have subscribed our names as witnesses and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date herein set out.

ST

COUNTY OF Davidson

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Gene Warner and Darleen Warner

having been first duly sworn before the undersigned authority make oath that they are the witnesses to the Codicil to the Last Will and Testament of RUBY B. PARDUE, said Codicil being dated on the 11th day of May, 1981, that the said Codicil was signed by RUBY B. PARDUE, in their presence, that they at the request of RUBY B. PARDUE and in her presence and in the presence of each other, subscribed their names as witnesses to said Codicil and in their opinion RUBY B. PARDUE was at the time of sound mind and disposing memory.

E R.P G.W. D.W.

E R.P G.W. D.W.

E R.P G.W. D.W.

E R.P G.W. D.W.

Gene Warner
WITNESS

Darleen Warner
WITNESS

Sworn to and subscribed before me,
this the 11th day of May, 1981.

Timothy L Johnes
NOTARY PUBLIC

My commission expires: 9-22-84

68659

IDENTIF. REFERENCE

APR 9 1 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.