Filed for Record 6-am

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TN 37239

BOOK 7102 PAGE 212

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Vyvyan Sandra Turner Clifft	SAME	Map 131-3-B
4411 Glendale Square		Parcel 139
Nashville, Tn. 37215		

MORTGAGEE - UNION PLANTERS NATIONAL BANK

AFFIDAVIT AS TO HEIRSHIP

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

(1) He was, at the time of death of Jewel C. Turner, the attorney for said Jewel C. Turner, and in such capacity is authorized to make this Affidavit.

(2) Vyvyan Sandra Turner Clifft (hereinafter referred to as "Clifft") is the daughter and only child of Harry Ross Turner and wife, Jewel Comer Turner.

(3) Clifft's father, Harry Ross Turner, predeceased Jewel Comer Turner. The said Harry Ross Turner had a Will which was probated on October 6, 1983 and which Will devised all of his real and personal property to his wife, Jewel Comer Turner.

(4) Clifft's mother, Jewel Comer Turner, died December 19, 1984. The said Jewel Comer Turner had a Will, however, said Will was not and will not be probated. In said Will, copy of which is attached hereto, Jewel Comer Turner devised the hereinafter described property to Clifft.

(5) Affiant is of the opinion and is advised that title to the hereinafter described property is in the name of Vyvyan Sandra Turner Clifft by virtue of the above Will of Jewel Comer Turner.

(6) All debts, federal estate and state inheritance taxes under the Estate of Harry Ross Turner have been paid.

(7) All debts, federal estate and state inheritance taxes under the Estate of Jewel Comer Turner have been or will be paid.

(8) At the time of the death of Jewel Comer Turner, she was an unmarried person.

(9) The property concerned in this instrument is described as follows in the deed of record in Book 5052, page 534, Register's Office for Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Building Site No. 189 on the Plan of Arden Place, Section IV, as of record in Book 4955, page 5, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

82039

IDENTIFICATION REFERENCE

JAN 9 10 51 AM '87

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

Being the same property conveyed to Harry Ross Turner and wife, Jewel C. Turner, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5052, page 534, Register's Office for Davidson County, Tennessee, and being the same property vested in the heirs at law of Jewel C. Turner, the said Harry Ross Turner having predeceased Jewel C. Turner. The said Jewel C. Turner having since died.

Further Affiant saith not.

Witness my hand this the 4th day of Nov., 1986.

James C. Dale III
James C. Dale, III

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 James C. Dale, III, 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 seal, at office in Nashville, Tennessee, this the 4th day of November, 1986.

Diana L. Link
NOTARY PUBLIC

My Commission Expires: 10/24/88

Last Will and Testament

OF

JEWEL COMER TURNER

I, JEWEL COMER TURNER, of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this my Last Will and Testament. I revoke all former wills, codicils or other testamentary dispositions at any time heretofore made by me.

ITEM ONE: I direct that all of my just debts, including my funeral expenses, taxes, and the costs of administration of my estate, be paid out of my general estate by my Executrix, hereinafter named, as soon as practicable after my death. To this end, I authorize my Executrix to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale.

ITEM TWO: I hereby nominate, constitute and appoint my daughter, VYVYAN SANDRA TURNER CLIFFT, as Executrix hereunder, and I request that she be permitted to act in such capacity without bond.

Should my daughter predecease me, or should she be unable or for any reason unwilling to serve in such capacity, I nominate, constitute and appoint JAMES C. DALE III, as alternate Executor of this my Last Will and Testament, and I request that he be permitted to act in such capacity without bond.

ITEM THREE: I hereby give, devise and bequeath all of my property of whatsoever kind or character, real, personal, or mixed, and heresoever located, to my daughter, VYVYAN SANDRA

 Jewel Comer Turner

7102

TURNER CLIFFT, to have and to hold in fee simple.

If my daughter shall predecease me or shall die at the same time I do or shall not survive me by as many as sixty (60) days, I give all of the above mentioned property to NANCY LANGHANS as Trustee for my grandchildren, ANDREA LEIGH CLIFFT and ROBERT CRAIG CLIFFT. I direct my said Trustee to hold such property until the younger of such grandchildren shall attain age eighteen (18), at which time I direct my said Trustee to distribute such property in equal shares to my said grandchildren. While my said grandchildren are minors, I direct my Trustee to pay over to such grandchildren such amount as my Trustee shall deem necessary for their maintenance, education, health, and welfare.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, on this 29TH day of AUGUST, 1983, to this my Last Will and Testament, consisting of this and one (1) preceding page, each of which bears my signature.

Jewel Comer Turner
JEWEL COMER TURNER, Testatrix

Signed, sealed, published and declared by the Testatrix, JEWEL COMER TURNER, to be her Last Will and Testament, in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto 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 hereinabove set out.

Ila Norman Rogers — 709 Sikes Ct. Nashville, Tenn 37220

Betty Jean Taylor — 4508 Deacon Drive Nashville, TN 37215
WITNESSES — ADDRESSES

PAGE TWO AND FINAL PAGE OF THIS MY LAST WILL AND TESTAMENT Jewel Comer Turner

AFFIDAVIT OF WITNESSES

H. HERMAN AGEE and BETTY JEAN TAYLOR, after being duly sworn according to law, depose and say:

1. That they are adult citizens and residents of the State of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of JEWEL COMER TURNER, dated the 29TH day of AUGUST, 1983, to which this Affidavit is being attached, and that this Affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, §32-211.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence and in the presence of each other, on the date recited in said Last Will and Testament.

4. That the Testatrix signed said Last Will and Testament as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testatrix was, in their opinion, of sound mind.

H. Herman Agee

Betty Jean Taylor
AFFIANTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 29th day of August, 1983.

Charles W. Richardson
NOTARY PUBLIC

My Commission Expires: My Commission Expires April 21, 1985