THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: James F. Sims

TO: Ruby Mae Williams, Margaret Hall, James E. Sims and Dorothy Sims Wimer with each to have an undivided one-fourth interest

SUBJECT: 416 Dupont Street, Madison, TN, Map & Parcel 043-09-0 332

ADDRESS NEW OWNERS:
Ruby Mae Williams, Margaret Hall, James E. Sims, and Dorothy Sims Wimer
811 Brooks Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
Ruby Mae Williams, Margaret Hall, James E. Sims, and Dorothy Sims Wimer
811 Brooks Avenue
Madison, Tennessee 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF HEIRSHIP AND INDEMNITY AGREEMENT

Affiants, Ruby Mae Williams of Madison, Tennessee; Margaret Hall of Bethpage, Tennessee; James E. Sims of Hermitage, Tennessee; and Dorothy Sims Wimer of Nashville, Tennessee, being first duly sworn, make oath that they are the only children of James F. Sims.

Affiants further state that James F. Sims was married to their mother, Velma Sims, who is now deceased, and that they are the only heirs at law of James F. Sims.

Affiants further state that in the Last Will and Testament of James F. Sims, of record at the Office of the Probate Court Clerk of Davidson County, Tennessee, under Docket Number 79329, their father left all of his property with the exception of two dollars to them, in equal shares.

Affiants would further state that at the time of his death, James F. Sims was the owner of property located at 416 Dupont Street, Madison, Tennessee and described as follows:

> Being Lots Nos. 2 and 3 of a block "K" on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said county.
> Said Lots Nos. 2 and 3 adjoin and front together 200 feet on the southerly side of Dupont Ave. and run back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Robert E. McNiel and wife, Louise McNiel, by Deed from Gladys Pope Carver and husband, of record in Book 1300, Page 281, said Register's Office.

Restrictive covenants contained in the Deed from Albert Duling, Trustee, to Jennifer Dean Opie, dated May 25, 1938, of record in Book 1046, Page 473, said Register's Office as follows:

That the said proprety shall not be sold, leased or rented to any negro or person of African descent. No residence shall be erected within 25 feet of the front line of said proprety. The said subdivision of which the above described property is a part and parcel thereof is restricted to residence purposes only, excepting lots fronting on Gallatin Road or Anderson Lane, upon which either residences or business stores may be contructed. Businesses or residences erected upon said property shall contain not less than 450 square feet of floor space and no sheet metal or corrugated iron shall be used in the construction thereof. It is expressly understood that any building erected upon said property shall be completely finished on the exterior in brick, stucco or siding. If siding, it shall be paited with not less than two coats of paint before being occupied. No outside toilet may be erected on the property. Plans for any buiding to be contructed on said property costing less than $1,000.00 must be approved by the seller or the seller's architect.

The foregoing stipulations, covenants and conditions are and shall be binding upon the Grantee, his heirs, devisees, succesors and assigns, and it shall be agreed that each and all of said stipulations, covenants and conditions shall attach to and run with the land and shall be binding and obligatory upon each and every purchaser who may now or hereafter own, possess or ocupy or use said premises or any part thereof. also any building or structure thereon under any tenure whatsoever for a period of 50 years from the date hereof.

(Affects Lot No. 3, Block K, Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County,)

Restrictive covenants contained in the Deed from Albert Duling, Trustee, to Gladys Pope, dated December 11, 1935, or record in Book 1025, Page 623, Register's Office for Davidson County, Tennessee, which affect Lot No. 2, Block K, Woodlawn Estates, of record in Book 843, Page 82, said Register's office, and which are the same as above, except that the following provision is contained therein:

"An easement of 6 feet is hereby reserved on the rear of each lot as shown on said Plat recorded, for light poles, water and public utilities:

Affiants would finally state that under the laws of descent and distribution as well as under their father's Will, the interest of James F. Sims in the above described property would be divided equally among his four children, Ruby Mae Williams, Margaret Hall, James E. Sims and Dorothy Sims Wimer.

Finally, in order to induce Attorney's Title Company to

issue a policy of title insurance so that Affiants might sell the said property, and in consideration of the sum of one dollar, the receipt and sufficiency of which is hereby acknowledged, the Affiants agree to indemnify Attorney's Title Company, should the said title insurance company incur any loss on account of unpaid debts or taxes charged against the estate of James F. Sims.

Further Affiants saith not.

This 5th day of February, 1987.

Ruby Mae Williams
Ruby Mae Williams

Margaret Hall
Margaret Hall

James E. Sims
James E. Sims

Dorothy Sims Wimer
Dorothy Sims Wimer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public of said County and State, Ruby Mae Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 1987.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

RUTH ANNE CARRUTHERS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public of said County and State, Margaret Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 1987.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public of said County and State, James E. Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 1987.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, Dorothy Sims Wimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 1987.

Dorothy Hansen
NOTARY PUBLIC

My Commission Expires: 7-9-89

91386.

IDENTIFICATION REFERENCE

FEB 6 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN