AFFIDAVIT OF HEIRSHIP

Address New Owner:	Send Tax Bill To:	Map Parcel No.
Ruth Dee Flowers	Ruth Dee Flowers	81-15
1821 16th Ave., North	1821 16th Ave. North	Par. 423
Nashville, Tennessee 37208	Nashville, Tn. 37208	

RE: Land in Davidson County, Tennessee, being the westerly 32.3 feet of Lot No. 6 and the easterly 10 feet of Lot No. 5 on the Plan of J. M. & T. J. Harding's Addition, as of record in Book 22, Page 81, Register's Office for Davidson County, Tennessee.

Said Parts of said lots adjoin and front together 42.3 feet on the southerly side of Heiman Street and run back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Andrew James Van Leer and wife, Dixie Van Leer, by deed from Clifford U. Roberts, an unmarried man, of record in Book 4467, Page 490, Register's Office for Davidson County, Tennessee.

This property bears street address: 1723 Heiman Street, Nashville, Tennessee 37208.

Comes now, Ruth Dee Flowers, and after first being duly Sworn according to law attests and states:

1. That Andrew James Van Leer died a citizen and resident of Nashville, Davidson County, Tennessee on August 23, 1975.

2. That Andrew Van Leer was survived at his death by the following persons:

Name:	Relationship:	Address:
Dixie Van Leer	Wife	1723 Heiman Street Nashville, Tn. 37208
Andrew Van Leer, Jr.	Son	1723 Heiman Street Nashville, Tn. 37208
Ruth Dee Flowers	Daughter	1821 16th Ave., N. Nashville, Tn. 37208

3. That at the time of his death Andrew Van Leer died seized and possessed of the above described real property in Nashville, Davidson County, Tennessee as owner in Tenants by the entirety with his wife, Dixie Van Leer.

4. That the wife of Andrew Van Leer survived him and her name is Dixie Van Leer and she is the lawful owner of the above discribed property.

5. That Dixie Van Leer died a citizen and resident of Nashville, Davidson County, Tennessee on August 11, 1979.

6. That Dixie Van Leer was survived at her death by the following persons:

Name:	Relationship:	Address:
Andrew Van Leer, Jr.	Son	1723 Heiman Street Nashville, Tn. 37208
Ruth Dee Flowers	Daughter	1821 16th Ave., N. Nashville, Tn. 37208

7. That at the time of her death Dixie Van Leer died seized and possessed of the above described real property in Nashville, Davidson County, Tennessee as owner in fee simple absolute.

8. That the children of Dixie Van Leer survived her and their names are Andrew Van Leer, Jr. and Ruth Dee Flowers and they are the lawful owner of the above described property.

9. That Andrew James Van Leer, Jr. died a citizen and resident of Nashville, Davidson County, Tennessee on May 13, 1988.

10. That Andrew James Van Leer, Jr. was survived at his death by the following persons:

Name:	Relationship:	Address:
Ruth Dee Flowers	Sister	1821 16th Ave., N. Nashville, Tn. 37208

11. That at the time of his death Andrew James Van Leer, Jr. was not married and he never had any children born of his body nor did he legally adopt any child and he died seized and possessed of the above described real property in Nashville, Davidson County, Tennessee as owner in Tenants in Common with his sister Ruth Dee Flowers.

12. That the sister of Andrew James Van Leer, Jr. survived him and her name is Ruth Dee Flowers and she is the lawful owner of the above described property.

Further, Affiant saith not.

Ruth Dee Flowers

Ruth Dee Flowers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth F. Wilson, a Notary Public in and for said County and State, the within named Ruth Dee Flowers, the bargainor, 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 and official seal at Nashville, Tennessee, on this 16 day of January, 1989.

Elizabeth F. Wilson
Notary Public

My Commission Expires: July 9, 1989.

This instrument prepared by:

Jimmy A. Duncan
4904 Charlotte Avenue
Nashville, Tennessee.

MAIL ENV.

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