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BOOK 8181 PAGE 610

AFFIDAVIT OF HEIRSHIP/INHERITANCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON + DAVIDSON

(Executed pursuant to T.C.A. Section 30-2-712, et. seq.)

FROM: G. B. PENNINGTON AND WIFE, MARY PENNINGTON

3082 08/24 0101 03CHECK 12.00

TO: ELLA CATHERINE PENNINGTON
Radnor Baptist Towers, Apt. #1503
3110 Nolensville Road
Nashville, TN 37211

RE: 2306 Lindell Avenue, Nashville, Tennessee 37204
Property Tax Map 105-14, Parcel 244 (6DA-22325)
Land in Davidson County, State of Tennessee, and described on the attached EXHIBIT "A" (which is hereby incorporated by reference as though fully copied verbatim herein.)

AFFIANTS, being duly sworn according to law, do hereby depose, state and say:

1. That Affiant, Ella Catherine Pennington, born on November 14, 1916, presently resides in Davidson, County, Tennessee, and was the only child of G. B. Pennington and wife, Mary Pennington.

2. That Affiant, Alice Gentry, presently resides (and has for many years) at 929 Battlefield Drive, Nashville, Davidson, County, Tennessee 37204. Alice Gentry personally knew the decedents, G. B. Pennington and wife, Mary Pennington, and has personal knowledge of the facts herein stated and of this family of by reason of being the sister of Mary Pennington.

3. That G. B. Pennington and wife, Mary Pennington acquired fee simple title to the above-described property from Mattie Lou Thomason, a widow, by deed filed of record on September 10, 1923 in Book 616, page 388, Register's Office for Davidson County, Tennessee. G. B. Pennington and George Benson Pennington were one and the same person.

4. That G. B. Pennington, died intestate on March 31, 1936, in Davidson County, Tennessee where he had resided for several years prior to his death. The decedent, G. B. Pennington, was survived by his wife and widow, Mary Pennington, who acquired said real property by survivorship, as surviving tenant by the entirety.

5. That the said Mary Pennington died intestate on July 4, 1964, in Davidson County, Tennessee where she had resided for several years prior to her death. The decedent, Mary Pennington, was survived by her only child, Ella Catherine Pennington. Neither Mary Pennington, nor G. B. Pennington, had any other children, adopted or otherwise. Mary Pennington was unmarried at the time of her death.

6. That there are no unpaid debts nor taxes due upon the estates of the deceased.

7. That the real property (described herein) of the decedent, Mary Pennington, passed as herein shown to Ella Catherine Pennington as the sole heir at law and issue of Mary Pennington under the Tennessee state laws of descent and distribution concerning intestate succession.

8. The Warranty Deed of record in Book 4399, page 463, Register's Office for Davidson County, Tennessee, evidences the Nashville Housing Authority's acceptance in February 20, 1970, of the veracity of the statements made herein.

9. That one of the declared purposes of this instrument is to avoid the expenses of probate of the estates. The parties and affiants also join in the execution of this instrument for the purposes of stating that the above facts are true and for the purpose of inducing the issuance of title insurance on the above-referenced property.

FURTHER, Affiants saith not.

WITNESS OUR HANDS this the 20TH day of August, 1990 at office in said State and County.

Alice Gentry
ALICE GENTRY

Ella Catherine Pennington
ELLA CATHERINE PENNINGTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, the undersigned Notary Public on this the 20TH day of August, 1990. (Ella Catherine Pennington)

David C. [illegible]
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ella Catherine Pennington, 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 Brentwood, Tennessee this 20TH day of August, 1990.

David C. [illegible]
Notary Public

DAVID C. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

Subscribed and sworn to before me, the undersigned Notary Public on this the 20TH day of August, 1990. (Alice Gentry)

Notary Public

My commission expires: 5/22/93

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 Alice Gentry, 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 this 20TH day of August, 1990.

Notary Public

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 East Church Street B-102
Brentwood, TN 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 in Block No. 29 of Yarbrough's Subdivision of Woodland in the Old 10th Civil District of Davidson County, Tennessee, a Plan of which Subdivision is of record in Book 161, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts fifty feet on the easterly side of Wilson Avenue and extends back between parallel lines, 167.5 feet, to an alley.

Being the same property conveyed to G.B. Pennington and wife, Mary Pennington, by deed from Mattie Lou Thomason, a widow, of record in Book 616, page 388, Register's Office of Davidson County, Tennessee.

INCLUDED in the above described property but specifically EXCLUDED therefrom, is the following:

Land in Davidson County, Tennessee, being part of Lot No. 3 in Block No. 29 of Yarbrough's Subdivision of Woodland, in the Old 10th Civil District of Davidson County, Tennessee, a Plan of which Subdivision is of record in Book 161, page 194, Register's Office for Davidson County, Tennessee.

Beginning at a point, said point being on the East dedicated right-of-way line of Lindell Avenue, 117.5 feet southerly from the southeast corner of Lindell Avenue and Bradford Avenue, said corner being an intersection of dedicated right-of-way lines; proceeding thence easterly, North 74 deg. 48' East, 125.3 feet, to a point, said point being the beginning point of this survey, further, said point being on the West proposed right-of-way line of Interstate Highway Route I-65; thence southerly, South 13 deg. 33' East, 50 feet along said proposed right-of-way line, to a point; thence easterly, North 74 deg. 48' East, 43.5 feet, to an alley; thence northerly, North 15 deg. 06' West, 50 feet along said alley, to a point; thence westerly, South 74 deg. 48' West, 42.2 feet, to the beginning point of this survey, containing 2,130 square feet.

Being part of the same property conveyed to G.B. Pennington and wife, Mary Pennington, by deed from Mattie Lou Thomason, a widow, of record in Book 616, page 388, Register's Office for Davidson County, Tennessee.

The said G.B. Pennington and wife, Mary Pennington, having since died. Title is now vested in Ella Catherine Pennington, as their only child and Heir-at-Law.

52084

IDENTIFICATION REFERENCE

Aug 24 9 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN