Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 59-9**
Winnie J. Yeargins,	Sovran Mortgage Corp.	Parcel 115
TRUSTEE	P.O. Box 23260	13DA 42670
4001 Boyd Drive	Richmond, VA 23260	
Nashville, TN 37218		

AFFIDAVIT OF INHERITANCE OF REAL ESTATE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

8716 01/28 0101 03CHECK 9.00

The undersigned, **JEWEL LORRAINE STEELE**, Executrix of the estate of **JAMES YEARGINS, JR.**, being duly sworn, deposes and says:

JAMES YEARGINS, JR., deceased, the owner of the following described real estate died on or about the 8th day of October, 1987, in Davidson County, Tennessee. Said Land is described specifically as follows:

LAND in Davidson County, Tennessee, being Lot No. 163 on the Plan of Haynes Estates, Section III, as of record in Book 4175, Page 80, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Boyd Drive at the common dividing line between Lots Nos. 163 and 166 on said plan; thence westerly along said dividing line 118.93 feet to a point; thence southerly 123.90 feet to a point in the northerly margin of King's Lane; thence easterly along the northerly margin of said King's Lane 85.0 feet to the beginning of a curve; thence around said curve 39.27 feet to a point in the westerly margin of Boyd Drive; thence northerly along the westerly margin of said Boyd Drive 78.0 feet to the point of beginning.

BEING the same property conveyed to James Yeargins, Jr. and wife, Winnie H. Yeargins by deed from W.L. Bainbridge Company of record in Book 4419, Page 454, Register's Office for Davidson County, Tennessee. Further, by Order of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 83D-2033, Minute Book 144C, Page 1641, all interest in this property was vested solely in James Yeargins, Jr. Said Order being of record in Book 6569, Page 130, Register's Office for Davidson County, Tennessee.

JAMES YEARGINS, JR., by the provisions of his Last Will and Testament dated the 21st day of August, 1987, bequeathed to **JEWEL LORRAINE STEELE as TRUSTEE for JAMELIA MICHELLE YEARGINS**, the above described real estate.

Said Last Will and Testament of **JAMES YEARGINS, JR.**, deceased, was admitted to probate in the Probate Court of Davidson County, Tennessee, Docket No. 80773, on or about the 4th day of November, 1987, and is recorded in Will Book 160, Page 586, Probate Court Clerk's Office for Davidson County, Tennessee.

By Agreed Order of the Probate Court for Davidson County, Tennessee, Docket No. 80773, of record in Minute Book 344, Page 90, **JEWEL LORRAINE STEELE** voluntarily resigned as Testamentary Trustee under the Last Will and Testament of James Yeargins, Jr., with said order specifying that title to the above referenced real property be held by **WINNIE J. YEARGINS as TRUSTEE for benefit of JAMELIA MICHELLE YEARGINS, minor**, until she attains the age of twenty-one (21) years.

The said **JAMES YEARGINS, JR.**, deceased, was an unmarried person at his death.

There are no debts or encumbrances existing which are a lien on said interest in the described real estate with the exception of the first mortgage held by Sovran Mortgage Corporation.

DATE: 1-25-91

Jewel Lorraine Steele, Executrix

JEWEL LORRAINE STEELE
Executrix of the Estate
of **JAMES YEARGINS, JR.**

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JEWEL LORRAINE STEELE**, Executrix of the Estate of James Yeargins, Jr., the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the

purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 25th day of January, 1991.

NOTARY PUBLIC

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **NO ($0.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Monica D Edwards
AFFAINT

SWORN to and **SUBSCRIBED** before me this 28th day of January, 1991.

NOTARY PUBLIC

My Commission Expires: 7-23-94

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IDENTIF. TREFERENCE

JAN 28 11 16 AM '91

FELIX Z. ELLISON JR. REGISTER
DAVIDSON COUNTY TN.

PICK-UP