THIS INSTRUMENT PREPARED BY: HOMER R. AYERS, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

AFFIDAVIT OF HEIRSHIP
SAMUEL P. ELLIS AND METTA MAI ELLIS

The undersigned, being more than 18 years of age and sui juris, after being duly sworn, make affidavit, under oath, as follows:

1. That Metta G. Ellis a/k/a Metta M. Ellis a/k/a Metta Mai Ellis died testate on November 15, 1984, at the age of 83 years survived by her husband, Sam Polk Ellis a/k/a Samuel P. Ellis a/k/a Samuel Polk Ellis a/k/a Samuel Polk Ellis, Sr., who died testate on November 26, 1990, at the age of 89 years.

2. That at the time of their respective deaths, Metta G. Ellis and Sam Polk Ellis were citizens and residents of Davidson County, Tennessee, residing at 634 Campbell Road, Madison, Tennessee 37115.

3. That the following named persons were the only children born to or adopted by Metta G. Ellis and/or Sam Polk Ellis during their respective lifetimes:

   A. Harrell Victor Ellis

   B. Mary Virginia Ellis Winn

   C. Sam Polk Ellis a/k/a Sam Polk Ellis, Jr. a/k/a Samuel Polk Ellis, Jr.

   D. Martha Gail Ellis Baker

   E. Elizabeth Jane Ellis Thaxton a/k/a Bettye Thaxton

4. That at the time of his death, Sam Polk Ellis a/k/a Samuel P. Ellis a/k/a Samuel Polk Ellis a/k/a Samuel Polk Ellis, Sr. owned certain real property in Davidson County, Tennessee, at 634 Campbell Road, Madison, Tennessee 37115, more specifically and particularly set forth and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated August 5, 1991, by James Allen Crawford, Registered Land Surveyor, Number 1455, as follows:

BEGINNING at an iron pin in the northerly margin of Campbell Road, (451 feet more or less east of the intersection of Campbell Road and Graycroft Drive), a corner to the property conveyed to Willow Brook Towers of record in Book 8337, page 665, Register's Office for Davidson County, Tennessee; thence, with the line of Willow Brook Towers North 11 deg. 41 min. 36 sec. East 280.34 feet to an iron pin in the line of the property conveyed to Claude Ferrell by deed of record in Book 5393, page 596, said Register's Office; thence, North 82 deg. 03 min. 24 sec. East 111.12 feet to a concrete monument, marking the southwest corner of the property conveyed to Billy

Bracy by deed of record in Book 4621, page 354, said monument marking a corner for Primrose Acres, Section I, as shown in Plat Book 2663, page 106, said Register's Office; thence, with the line of Bracy South 80 deg. 30 min. 43 sec. East 77.28 feet to an iron pin marking the northwest corner of the property conveyed to Robert Thompson by deed of record in Book 5383, page 703, said Register's Office; thence, with the line of Thompson South 22 deg. 14 min. 18 sec. West 349.14 feet to an iron pin in the northerly margin of Campbell Road; thence, with said margin of said road North 67 deg. 28 min. 17 sec. West 120.12 feet to the point of beginning and containing 1.10 acres, more or less.

BEING a part of the same property conveyed to Sam Polk Ellis by Quitclaim Deed from J. Vernon Ellis, Trustee, on May 26, 1950, of record in Book 1853, page 101, Register's Office for Davidson County, Tennessee. The said Sam Polk Ellis died testate on November 26, 1990, predeceased by his wife, Metta G. Ellis a/k/a Metta M. Ellis a/k/a Metta Mai Ellis who died on November 15, 1984. At the time of his death, Sam Polk Ellis was unmarried and was survived by his children, Harrell Victor Ellis, Mary Virginia Ellis Winn, Sam Polk Ellis a/k/a Samuel Polk Ellis, Jr., Martha Gail Ellis Baker and Elizabeth Jane Ellis Thaxton a/k/a Bettye Thaxton. Mary Virginia Ellis Winn died testate on June 17, 1991, devising all of her real and personal property to her husband, Roy E. Winn. At the time of her death, Mary Virginia Ellis Winn was survived by her husband, Roy E. Winn, and two children, namely, Samuel David Winn and Ronald Roy Winn, both of whom have executed Quitclaim Deeds on the real property hereinabove described to their father, Roy E. Winn. Therefore, ownership and title to the said property is now vested in Harrell Victor Ellis, Roy E. Winn, Sam Polk Ellis, Martha Gail Ellis Baker and Elizabeth Jane Ellis Thaxton a/k/a Bettye Thaxton.

5. That by reason of the death of Sam Polk Ellis a/k/a Samuel P. Ellis a/k/a Samuel Polk Ellis a/k/a Samuel Polk Ellis, Sr. the real property hereinabove described became vested in his five (5) children, being his only heirs at law, namely: Harrell Victor Ellis, Mary Virginia Ellis Winn, Sam Polk Ellis a/k/a Sam Polk Ellis, Jr. a/k/a Samuel Polk Ellis, Jr., Martha Gail Ellis Baker and Elizabeth Jane Ellis Thaxton a/k/a Bettye Thaxton.

6. That Roy E. Winn, Samuel David Winn and Ronald Roy Winn are the only persons who have any interest, whatsoever, in the Estate of Mary Virginia Ellis Winn, now deceased.

7. That Samuel David Winn and Ronald Roy Winn have conveyed any and all right, title or interest in and to the real property hereinabove described to their father, Roy E. Winn, to be his absolutely, by Quitclaim Deeds filed simultaneously herewith.

8. That ownership and title to the real property, hereinabove described, is now vested in Harrell Victor Ellis, Roy E. Winn, Sam Polk Ellis a/k/a Sam Polk Ellis, Jr. a/k/a Samuel Polk Ellis, Jr., Martha Gail Ellis Baker, and Elizabeth Jane Ellis Thaxton a/k/a Bettye Thaxton, each owning a one-fifth (1/5) undivided interest, as tenants in common.

[redacted]

9. That the wills of Metta G. Ellis and Sam Polk Ellis were probated in the Probate Court for Davidson County, Tennessee and that all debts and obligations owing by Metta G. Ellis and Sam Polk Ellis have been fully paid and satisfied.

10. That we, the undersigned, agree to indemnify and hold harmless the purchasers of the real property hereinabove described, and the title insurer, Commonwealth Land Title Insurance Company, from any cost, expense or judgment relating to any claim, demand or suit arising out of the Estate of Metta G. Ellis and/or Sam Polk Ellis of whatsoever kind or description, including their respective attorney's fees, court costs and other litigation expenses.

WITNESS our hands on this the 16th day of August, 1991.

Harrell Victor Ellis
HARRELL VICTOR ELLIS

Samuel Polk Ellis, Jr.
SAMUEL POLK ELLIS, JR. a/k/a Sam Polk Ellis, Jr.
a/k/a Sam Polk Ellis

Elizabeth Jane Ellis Thaxton
ELIZABETH JANE ELLIS THAXTON
a/k/a BETTYE THAXTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this the 16th day of August, 1991.

NOTARY PUBLIC

My commission Expires: 9/7/93

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FIRST REFERENCE

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MAIL ENV.