AFFIDAVIT OF HEIRSHIP/INHERITANCE

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

FROM: Ruby Nell Scruggs (dec'd.)

TO: Ellis W. Scruggs (Sr.), Ellis W. Scruggs, Jr. and Gwendolyn Scruggs

RE: 2614 Jenkins Court, Nashville, Tennessee
Property Tax Map 81-6, Parcel 119

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, of the Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Said Lot No. 7 fronts 30 feet on the easterly side of Jenkins Court and runs back 94.2 feet on the northerly line and 126.8 feet on the southerly line to a dead line in the rear on which it measures 97.2 feet.

Being the same property conveyed to Ellis W. Scruggs and wife, Ruby Nell Scruggs by deed from Stanley T. Snodgrass, Trustee, of record in Book 3671, Page 579, said Register's Office.

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

1. Affiant, Ellis W. Scruggs (Sr.), is of lawful age, and presently resides (and has for the past few years) at 2754 Old Matthews Road, Nashville, Davidson County, Tennessee 37207. Ellis W. Scruggs (Sr.), personally knew Ruby Nell Scruggs (hereinafter also referred to as the "Decedent"), and has personal knowledge of the facts herein stated and of this family by reason of being formerly the husband of the Decedent.

2. Affiant, Ellis W. Scruggs, Jr., is of lawful age, and presently resides (and has for the past few years) at 4830 Apollo Drive, Antioch, Davidson County, Tennessee 37013. Ellis W. Scruggs, Jr. personally knew the Decedent, and has personal knowledge of the facts herein stated and of this family by reason of being the son of the Decedent. Said Affiant makes oath as to facts that occured before 1965 as to the best of his knowledge, information and belief.

3. Affiant Gwendolyn Scruggs, is of lawful age, and presently resides (and has for the past few years) at 5242 EDMONSON PIKE APT 5-11, Nashville, Davidson County, Tennessee 37211. Gwendolyn Scruggs, personally knew the Decedent and has personal knowledge of the facts herein stated and of this family by reason of being the daughter of the Decedent. Said Affiant makes oath as to facts that occured before 1965 as to the best of her knowledge, information and belief.

4. Affiant, Minnie Pearl Vanleer is of lawful age, and presently resides (and has for the past few years) at 3237 LaGrange Drive, Nashville, Davidson County, Tennessee 37218. Minnie Pearl Vanleer personally knew the Decedent, and has personal knowledge of the facts herein stated and of this family of by reason of being a relative of the Decedent. Affiant, Minnie Pearl Vanleer, makes oath as to the following paragraphs 4, 5, 6, 7, 8 and 10 to the best of her knowledge, information and belief.

5. Ellis W. Scruggs (Sr.) and wife, Ruby Nell Scruggs acquired fee simple title to the above-described property from by deed from Stanley T. Snodgrass Trustee, of record in Book 3671, Page 579, said Register's Office.

6. Ellis Woodrow Scruggs and wife, Ruby N. Scruggs, were divorced on July 2, 1976 in Davidson County. The Final Decree was filed in Minute Book 140B, page 1129 (Docket No. 81791), Circuit Court Clerk's Office for Davidson County, Tennessee. By said divorce, the tenancy by the entirety in the subject property was dissolved (severed), resulting in the establishment of ownership as tenants in common as to Ellis Woodrow Scruggs and Ruby N. Scruggs in the subject property. Said divorce decree further defined the interests of these two owners as one-half (1/2) each (". . . the property be sold and the proceeds divided equally between the parties after all indebtedness on the house has been paid."). Affiants agree that the ownership interests are as stated above and herein. Ellis Woodrow Scruggs, Ellis W. Scruggs, Ellis W. Scruggs (Sr.) and Ellis W. Scruggs Sr. are one and the same person.

7. Ruby Nell Scruggs died intestate on January 6, 1985, in Davidson County Tennessee where she had resided for several years prior to her death (see her Certificate of Death, a copy of which is attached hereto as Exhibit "A", and is hereby incorporated by reference). Ruby Nell Scruggs and Ruby N. Scruggs was one and the same person.

8. There were five children born from the marriage of Ellis W. Scruggs and wife, Ruby Nell Scruggs, namely John Willy Scruggs*, Gwendolyn Scruggs, and Ellis W. Scruggs, Jr., and two unnamed children, one male who was stillborn and a one female who died within several hours after birth; *John Willy Scruggs was stillborn, also. Ruby Nell Scruggs had no other children, adopted or otherwise. The decedent, Ruby Nell Scruggs was survived by her two children, namely Ellis W. Scruggs, Jr. and Gwendolyn Scruggs. Ruby Nell Scruggs was only married once. Ruby Nell Scruggs never remarried after her divorce from Ellis W. Scruggs; she was unmarried at the time of her death.

9. The real property (described herein) interest of the Decedent, passed to her surviving heirs at law and issue, namely Ellis W. Scruggs Jr. and Gwendolyn Scruggs, under the Tennessee state laws of descent and distribution concerning intestate succession. Therefore, Affiants hereby declare and agree that the ownership interests in the subject property are as follows: Ellis W. Scruggs Jr. a 1/4 interest; Gwendolyn Scruggs, a 1/4 interest; Ellis W. Scruggs, Sr., a 1/2 interest.

10. The parties and affiants 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.

11. Affiants Ellis W. Scruggs (Sr.), Ellis W Scruggs, Jr. and Gwendolyn Scruggs (but not Minnie Pearl Vanleer) will, and do hereby agree to save, hold harmless and indemnify Lawyers Title Insurance Corporation from any loss or expense (specifically including, but not limited to, court costs and attorneys fees) arising by reason of claims (whether valid or not) against said Estate of Ruby Nell Scruggs, deceased.

FURTHER, Affiants saith not.

WITNESS OUR HANDS this the ~~4~~ 19 day of August, 1992 at 3 day of July, 1992 at office in said State and County.

Ellis W. Scruggs Sr. — ELLIS W. SCRUGGS (SR.)

Ellis W. Scruggs Jr. — ELLIS W. SCRUGGS, JR.

Minnie Pearl Vanleer — MINNIE PEARL VANLEER

Gwendolyn Scruggs — GWENDOLYN SCRUGGS

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 Ellis W. Scruggs (Sr.), Ellis W. Scruggs Jr. and Gwendolyn Scruggs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee on this day; Subscribed and sworn to before me, the undersigned Notary Public on this the 19 day of ~~July~~ AUGUST 1992.

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 Minnie Pearl Vanleer, 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 day; Subscribed and sworn to before me, the undersigned Notary Public on this the 3 day of July 1992.

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

RECEIVED FOR RECORD 16.00

06/15/92 10:29 ☎ 255 8137 P.02

Metropolitan Government of Nashville and Davidson County

Richard H. Fulton, Mayor

J. M. BISTOWISH, M.D., REGISTRAR
METROPOLITAN NASHVILLE
AND DAVIDSON COUNTY

JAN 30 1985

J. M. Bistowish M.D.

METROPOLITAN HEALTH DEPARTMENT
311 23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9318

This is to certify that this is a true and correct copy of the record filed with the Tennessee Department of Public Health, Vital Records, by the Metropolitan Health Department of Nashville and Davidson County.

This is valid only when the seal of the Metropolitan Health Department of Nashville and Davidson County is affixed.

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT
VITAL RECORDS

8500026

THIS BECOMES A LEGAL RECORD WHEN PROPERLY EXECUTED AND FILED.

TYPE OR PRINT IN PERMANENT BLACK INK.

DECEASED

1. Decedent's Name: Ruby Nell Scruggs
2. Date of Death: January 6, 1985
3. Age: 50
4. Date of Birth: July 30 1934
5. Race: Black
6. Sex: Female
7. County of Death: Davidson
8. City, Town or Location: Nashville
9. Inside City Limits: Yes
10. Hospital or Other Institution: Baptist Hospital
11. DOA
12. State of Birth: Tennessee
13. Citizen of What Country: USA
14. Married, Never Married, Widowed, Divorced: Divorced
15. Surviving Spouse:
16. Social Security Number: [redacted]9125
17. Usual Occupation: Nurse Technician
18. Kind of Business or Industry: Dr. A.P. Isenhour
19. Usual Residence: Tennessee
20. County: Davidson
21. City, Town or Location: Nashville
22. Street and Number: 2614 Jenkins Ct
23. Inside City Limits: Yes
24. Census Tract No.:

PARENTS AND INFORMANT

25. Father's Name: Johnny Shelton Sr.
26. Mother's Maiden Name: Viola (unk)
27. Informant's Name: Ms Gwendolyn E. Scruggs
28. Mailing Address: 2614 Jenkins Ct.

DISPOSITION

PERMIT REQUIRED PRIOR TO TRANSPORTATION OF BODY BY COMMON CARRIER OR REMOVAL FROM STATE.

29. Burial, Cremation, Removal, Other (specify): Burial
30. Date: Jan. 11, 1985
31. Cemetery or Crematory Name: Greenwood
32. Location: Nashville, Tennessee
33. Funeral Director: J. R. Gardner, Jr.
34. License No.: 2218
35. Embalmer: Ford Otey
36. License No.: 1059
37. Funeral Home Name and Address: Gardner Sons Inc. 151 Jefferson St. Nashville, TN 37208
38. Registrar Signature: Luther D Groce
39. Date Signed: 1-10-85

CERTIFIER

IF DEATH NOT ATTENDED BY PHYSICIAN, AUTHORIZED OFFICIAL SIGN HERE. ANY PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS. POWER OF SIGNATURE CANNOT BE DELEGATED.

40. Physician - To certify that the death occurred at the place, on the date, and due to the causes stated.
41. Medical Examiner - On the basis of the examination of the body and/or the investigation, death occurred on the date and due to the causes stated.
42. Signature: T. E. Simpkins M.D.
43. Date Signed: 1-7-85
44. Certifier - Name (type or print): T. E. Simpkins, M.D.
45. Mailing Address: 1120 Dickerson Road, Nashville, TN 37207

CAUSE

46. PART I. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)
(a) Cardiac Arrythmia
(b) Hypertension Arteriosclerotic Cardiovascular Disease
(c)
(d)
47. Interval between onset and death:
48. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related to cause given in PART I (a).
49. Autopsy: No
50. Accident, Suicide, Homicide, or Undetermined (specify):
51. Date of Injury:
52. Hour:
53. Describe How Injury Occurred:
54. Injury at Work:
55. Place of Injury (at home, farm, street, factory, office bldg., etc. (specify)):
56. Location - Street or R.F.D. No., City or Town, State:

PH-1859
Rev. 9-81

202-08-002

Exhibit "A"

3856 FEE PAID REFERENCE
AUG 21 10 25 AM '92
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED