THIS INSTRUMENT PREPARED BY:

HOMER R. AYERS, Attorney
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

AFFIDAVIT OF HEIRSHIP

The undersigned, JAMES ROY BENNETT, being more than eighteen (18) years of age and sui juris, after being duly sworn, makes affidavit, under oath, as follows:

1. That I am James Roy Bennett, unmarried, sixty-three (63) years of age and residing at 3700 Chateau Lane, Apartment 46, Louisville, Kentucky 40219, telephone number (502) 968-8968.

2. That Mary Elizabeth Blakemore Joyner, social security number [redacted]-9591, died testate on January 13, 1991, at the age of eighty-two (82) years, her place of residence being 201 Old Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

3. That the said Mary Elizabeth Blakemore Joyner left a Last Will and Testament dated July 18, 1981, a copy of same being attached as Exhibit A to this Affidavit and incorporated herein by reference.

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4. That the said Last Will and Testament was filed in the office of the Probate Clerk for Davidson County, Tennessee, without administration of the estate.

5. That Mary Elizabeth Blakemore Joyner was predeceased by her husband, Thomas Gilbert Joyner, who died approximately fifteen (15) years ago.

6. That Mary Elizabeth Blakemore Joyner was previously married to and divorced from Morris Baker, who died more than twenty (20) years ago and Dane Bennett, who died approximately twenty-six (26) years ago.

7. That the undersigned, James Roy Bennett, was the only child born to or adopted by Mary Elizabeth Blakemore Joyner, during her lifetime, that the undersigned is her next-of-kin and her only heir-at-law, and that the undersigned is the only beneficiary or devisee under the Last Will and Testament of Mary Elizabeth Blakemore Joyner, attached as Exhibit A.

8. That a non-taxable certificate from the Tennessee Department of Revenue is attached as Exhibit B to this Affidavit and incorporated herein by reference.

9. That by reason of the death of Mary Elizabeth Blakemore Joyner, the undersigned, James Roy Bennett, became vested with ownership and title to certain real property in Davidson County, Tennessee, located at 201 Old Brick Church Pike, Goodlettsville,

Tennessee 37072, more specifically and particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, lying in the 10th Civil District, being Lot No. 1 on the unrecorded survey of the Avril Warmack Subdivision, Goodlettsville, Tennessee, made by John Sullivan, County Surveyor, dated August 28, 1947, and redrawn September 9, 1949.
>
> SAID Lot No. 1 fronts 50 feet on the northerly margin of McClure Street and runs back 198.1 feet on the west line and 198.2 feet on the east line to a rear line, measuring 50 feet thereon.
>
> BEING the same property conveyed to Thomas Gilbert Joyner and wife, Mary Elizabeth Blakemore Joyner, from Avril Warmack, of record in Book 1907, page 580, Register's Office for Davidson County, Tennessee, the said Thomas Gilbert Joyner having died approximately 15 years ago, the property hereinabove described became vested in Mary Elizabeth Blakemore Joyner in fee simple.

10. That the said real property is free and unencumbered.

11. That all debts and obligations owing by Mary Elizabeth Blakemore Joyner, during her lifetime or by reason of her death, have been fully paid and satisfied.

12. That I, James Roy Bennett, agree to indemnify and hold harmless any subsequent purchaser of the said property, any mortgage lender making a mortgage loan on the said property, or any title insurer insuring title to the said property from any cost, expense or judgment relating to any claim, demand or suit concerning the estate of Mary Elizabeth Blakemore Joyner which might or could result in a claim against the real property, as hereinabove described, or create a cloud upon the title to the said real property, including their reasonable attorney's fees, court costs and other litigation expenses.

WITNESS my hand on this the 17 day of September, 1993.

James Roy Bennett
JAMES ROY BENNETT

STATE OF KENTUCKY }
COUNTY OF Jefferson }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JAMES ROY BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 17 day of September, 1993.

CHARLES C. McGINNIS NOTARY PUBLIC STATE AT LARGE

Charles C. McGinnis
NOTARY PUBLIC / My State at Large

My commission expires: 9-8-94

Exhibit A

K 9032

UFF REC

July 18-1981

I Mary Elizebeth Blakemore Jaynes
201 Old Back Church Pike
Hendersonville Tenn 37072 BOOK 9032 PAGE 294
Being of sound Mind and body, I do
Hereby Make this my last will and
testament will all my property both
real personal to my only Child
Jamie Ray Bennett giving right to sell
what ever he want to pay of any
debit if there are any at
the time of my Death I hereby
appoint my Son James Ray Bennett
Executor of this my last will
and testament and hereby Excuse him
from giving any bond any Inventory
and Making any reports are
settlement with any Court
as such Executor.

Mary Elizebeth Blakemore Jaynes
July 18, 1981 PICK-UP

91106

Subscribed and sworn to before me on this 20th day of July, 1981

Notary Public

My Commission Expires APRIL 21, 1985

STATE OF TENNESSEE
COUNTY OF SUMNER
Filed for record this 20th day of July 1981 at 1:45 P.M.
RICHARD TYREE, COUNTY CLERK
By [illegible] D.C.

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

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE CERTIFICATE

[redacted] NT 63965

Exhibit B

JAMES R. BENNETT
ESTATE REPRESENTATIVE

BOOK 9159 PAGE 893

ACCT. NO. 93-10074

To MR. HOMER R. AYERS
ATTORNEY AT LAW
STE. 201, 112 LONG HOLLOW PIKE
GOODLETTSVILLE, TN 37072

Estate of:
JOYNER, MARY ELIZABETH B.
DAVIDSON (19)
01/13/91

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 9th day of November, 19 93

88352
IDENTIFICATION REFERENCE

93 NOV 22 PM 1:51
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

COMMISSIONER OF REVENUE

By [signature]
Director of Office Audit and Examination

RV-0194 (REV. 9-91)

15-002-1900