38268 Box 58

IDENTIF. ↑ REFERENCE

PREPARED BY:
COMBOS & HIX, P.C.
315 DEADERICK ST.
SUITE 1100
NASHVILLE, TN 37238

95 MAR -1 PM 2:46 BOOK 9607 PG 682

FELIX T. [illegible] REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER	SEND TAX BILL	MAP & PARCEL
JAMES R. HINES	NEW OWNER	MAP 105-3
413 Houston Street	413 Houston St.	PARCEL 214
NASHVILLE, TN 37203	NASHVILLE, TN 37203	and 215

AFFIDAVIT OF HEIRSHIP

Shelia A. Gibson of Franklin, Tennessee, James R. Hines of Nashville, Tennessee, and Cathy E. Hornsby of Nashville, Tennessee, being of lawful age and being duly sworn according to the law, upon oath says:

That the statement(s) hereinafter set forth constitutes a true and correct statement(s) of status of the ownership of real property described in Exhibit "A" hereto attached:

1. We are the children born to the decedent, Waldon Hines, a/k/a Waldon C. Hines, who died intestate on October 26, 1990, and Tessie Mae Hines, who is still living. Waldon Hines and Tessie Mae Hines having divorced each other.

2. Waldon C. Hines remarried Mable Rainey Hines, who died intestate in February, 1991.

3. Mable Rainey Hines heirs at law being her children, Brenda C. Hendricks, Norma J. McGrew and Janice Rainey Anderson. Said heirs having conveyed their interest to the heirs of Waldon Hines by Quitclaim Deed(s) dated December 30, 1991, and being recorded simultaneously herewith.

4. The said Waldon Hines, a/k/a Waldon C. Hines was the Grantee of the real property described in Exhibit "A", Tract I, by deed from Leah Klott Schwartz of record in Book 5444, page 350 and re-recorded in Book 5449, page 929, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Tessie Mae Hines of record in Book 6279, page 563, said Register's Office; and Exhibit "A", Tract II, by deed from Rose B. Martin of record in Book 5444, page 353, Register's Office for Davidson County, Tennessee.

5. There are currently no administrative proceedings on decedent's estates and the final settlement of said estate has been executed (Docket # 96609) in Probate Court Clerk's Office for Nashville and Davidson County, Tennessee. There are no unpaid bills or obligations due by decedent that have not been satisfied completely or will be satisfied completely. The unpaid bills include any unpaid federal and state income or estate taxes.

6. The property described in Exhibit "A", Tract I and Tract II is improved property and known as 411-413 Houston Avenue, Nashville, Tennessee 37203.

7. Waldon Hines was one and the same person as Waldon C. Hines.

WITNESS our hands this the 28th day of February, 1995.

Shelia A. Gibson

Shelia A. Gibson

James R. Hines

James R. Hines

Cathy E. Hornsby

Cathy E. Hornsby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Shelia A. Gibson, James R. Hines and Cathy E. Hornsby, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February, 1995.

Ann B. Waddell

Notary Public

My Commission Expires: 3/23/96

6217 03/01 0101 03CHECK 12.00

EXHIBIT "A"

TRACT I:
BEING the west part of Lot No. 118 and the east part of Lot No. 117 on the Map of Humphrey, Houston, and Martin's Additions, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by E. R. Southgate and Sons, Surveyors, October 30, 1946, as follows:

BEGINNING at a point in the southwesterly magin of Houston Street 33 feet west of northeast corner of Lot No. 118; thence southerly 79 feet to a point in the north margin of an alley, being 28 feet west of the westerly margin of an alley running along the east line of Lot No. 118; thence westerly 31 feet to a point at the southeast corner of the Stanley property; thence along Stanley's east line northerly 102 feet to the margin of Houston Street; thence with the margin of the same southeasterly 43 feet to the beginning.

BEING the same property conveyed to Waldon C. Hines from Leah Klott Schwartz of record in Book 5444, page 350, and re-recorded in Book 5449, page 929, Register's Office for Davidson County, Tennessee. Waldon C. Hines divorced Tessie Mae Hines, therefore she quitcliamed her interest in said property to Waldon C. Hines by Quitclaim Deed of record in Book 6279, page 564, said Register's Office. Waldon C. Hines re-married Mable Rainey Hines and pre-deceased her. Mable Rainey Hines children/heirs, Brenda C. Hendricks, Norma J. McGrew and Janice Rainey Anderson conveyed their interest to the heirs of Waldon C. Hines, being Shelia A. Gibson, James R. Hines and Cathy E. Hornsby by Quitclaim Deed of record in Book 9607, page 676, Register's Office for Davidson County, Tennessee. ~~Affidavit of Heirship for Waldon C. Hines of record in Book _____, page _____, said Register's Office.~~

The above legal description is the same as used on the prior Deeds.

The Grantee(s) assumes all the responsibilities of the property.

TRACT II:
BEING the easterly part of Lot No. 118 on the Map of Humphrey, Houston and Martin's Plan of Lots, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, and described according to an unregisterered copy of a survey thereof made October 30, 1946, by E. R. Southgate & Sons, Surveyors, as follows:

SAID part of said lot fronts 33 feet on the southerly side of Houston Street and runs back between lines 79 feet on the west line and 62 feet on the ast line with the westerly margin of an alley to the northerly margin of another alley in the rear on which it measures 28 feet.

BEING the same property conveyed to Waldon Hines by deed from Rose B. Martin of record in Book 5444, page 353, and re-recorded in Book 5449, page 931, Register's Office for Davidson County, Tennessee. Waldon Hines divorced Tessie Mae Hines, therefore she quitclaimed all her interest to Waldon C. Hines by Quitclaim Deed of record in Book 6279, page 563, said Register's Office. Waldon Hines re-married Mable Rainey Hines and pre-deceased her. Mable Rainey Hines children/heirs Brenda C. Hendricks, Norma J. McGrew and Janice Rainey Anderson conveyed all their interest to the heirs of Waldon C. Hines, being Shelia A. Gibson, James R. Hines and Cathy E. Hornsby by Quitclaim Deed of record in Book 9607, page 679, said Register's Office. ~~Affidavit of Heirship of Waldon C. Hines filed of record in Book _____, page _____, said Register's Office.~~

The above legal description is the same as used on the prior Deed.

The Grantee(s) assumes all responsibilities of the property.