FILE BOX 1

THIS INSTRUMENT PREPARED BY:

THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 9845 PG 147

AFFIDAVIT OF HEIRSHIP

John Ferguson J F
~~William Bond~~ makes this affidavit for the purpose of setting forth the heirs of Sam Yeargins and wife, Mary Elizabeth Yeargins and the heirs of James Yeargins, and being duly sworn makes oath as follows:

That I have known Sam Yeargins and wife, Mary Elizabeth Yeargins for at least 25 ___ years. Sam Yeargins died on January 29, 1991. Mary Elizabeth Yeargins died on February 5, 1994. J F

1. That Sam Yeargins and wife, Mary Elizabeth Yeargins, both now deceased, had no children. Mary Elizabeth Yeargins was survived by one niece, Mildred J. Bell.

2. That Mildred J. Bell is still living.

3. That James Yeargins, now deceased, had two children, F. M. Yeargins, Sr. and J. D. Yeargins.

4. That J. D. Yeargins died without surviving issue.

5. That F. M. Yeargins, is still living.

6. That Sam Yeargins and wife, Mary Elizabeth Yeargins and James Yeargins owned the following tract of land herein described:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Thomas Harding's First Addition as of record in Book 19, Page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronst 50 feet on the southerly side of Jackson Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Sam Yeargins and wife, Addie Yeargins, by deed from Sam Yeargins, of record in Book 2904, Page 261, said Register's Office. Addie Yeargins died on April 20, 1965, and her interest passed to Sam Yeargins as surviving tenant by the entirety. Also being the same property conveyed by Sam Yeargins to Mary Elizabeth Yeargins as to a life estate after his death by deed of record in Book 3949, Page 839, said Register's Office, the said Sam Yeargins having died on January 29, 1991, and the said Mary Elizabeth Yeargins having died on February 5, 1994, wherein said 1/2 undivided interest in said property vested in Mildred J. Bell, as sole heir at law of the Estate of Mary Elizabeth Yeargins being the sole heir of the Estate of Sam Yeargins.

Also being the same property conveyed to James Yeargins as to a 1/2 undivided interest by deed from Sam Yeargins and wife, Addie Yeargins of record in Book 1977, Page 413, said Register's Office, the said James Yeargins having since died, wherein said 1/2 undivided interest in said property vested in F. M. Yeargins, Sr. as sole heir at law of the Estate of James Yeargins.

Said property is a improved and known as 1213 Jackson Street, Nashville, Tennessee.

And further the affiant saith not.

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[redacted] John Ferguson Jr

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ~~[redacted]~~ John Ferguson Jr, the within named bargainor, with whom I am personally acquainted or proved to me based upon satisfaction evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 1995.

Notary Public

My Commission Expires: 1/Dec/27 1998

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IDENTIFICATION REFERENCE

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

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