BOOK 9890PG393

This instrument prepared by
MADDIN, MILLER & MCCUNE
300 James Robertson Parkway
Nashville, TN 37201-1195
Phone 615/254-8756
FAX 615/726-1735

95 DEC 18 AM 10:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01132677

Owners:

John I. Morgan
Norman O. Morgan
Norman O. Morgan, Jr.
125 Kenner Avenue
Nashville, TN 37205

Map & Parcel:

116-01-0 086.00

PICK-UP

Former Owner(Deceased):
Pauline M. Morgan
3800 Auburn Lane
Nashville, Tn 37205

Send Tax Bills To:
Owners

**AFFIDAVIT OF HEIRSHIP**

I, Norman O. Morgan, after first being duly sworn, state as follows:

The above referenced real property was owned by my wife, Pauline M. Morgan, until her death on January 24, 1995. I was appointed Administrator of her Estate by the Davidson County Probate Court in Case No. 95P-585.

Pursuant to Tennessee Code Annotated No. 31-2-104(a)(2), I and my two sons, John I. Morgan and Norman O. Morgan, Jr. are the sole surviving heirs and owners of this real property at 125 Kenner Avenue, Nashville, TN 37205, located at the Southerly half of Lot 75, Second Subdivision of the Kenner Manor Tract in Davidson County, Tennessee, and more fully described in the Warranty Deed dated February 25, 1977 to my wife, Pauline M. Morgan, of record at the office of the Register of Davidson County, Tennessee at Book 5127, Page 135, a copy of which is here attached as Exhibit A.

Norman O. Morgan Sr.
Norman O. Morgan, Administrator

EXHIBIT A: Deed to Pauline M. Morgan

8977 12/13 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me the undersigned, a Notary Public in the aforesaid County and State, the said Norman O. Morgan, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had authority and that he executed the within instrument (Affidavit of Heirship) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 18th day of December, 1995.

Jannie Gleaves
Notary Public

My Commission Expires: 3/21/98.

HEIRSHIP.MOR

BOOK 5127 PAGE 155

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Pauline Miller Morgan,
Executrix of the Estate of
Emmett E. Miller, Deceased

TO W. Lee Corbett, Trustee

FROM BOOK 9890 PG 394

W. Lee Corbett, Trustee

AND

TO Mrs. Pauline Miller Morgan

AA8235 MISC 4.00 * 1.00

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pauline M. Morgan (NAME) | Same (NAME) | 116 3 |
| 3800 Auburn Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 86 pm |
| Nashville, Tn. (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

W. Lee Corbett
Ingraham, Young & Corbett
1720 Parkway Towers
Nashville, Tennessee 37219

IDENTIF. REFERENCE

FILED MAR 23 10 38 AM '77
REGISTER DAVIDSON COUNTY, TENN.

D 95078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- W Lee Corbett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February 1977.

Deanie G Baker
Notary Public

MY COMMISSION EXPIRES: July 24 1977
(AFFIX SEAL)

FOR AND IN CONSIDERATION ~~of Ten and no/100~~ no monetary consideration and for the express purpose of making a re-conveyance to create fee simple title in Mrs. Pauline Miller Morgan in acordance with the Last Will and Testament of Emmett E. Miller, deceased,

WE, I, PAULINE MILLER MORGAN, EXECUTRIX of the Estate of Emmett E. Miller, deceased

by these presents do hereby quitclaim and convey unto W. Lee Corbett, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Being the Southerly half of Lot No. 75 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for said County.

Said Southerly half of Lot No. 75 fronts 50 feet on the Westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to H. Knox Baldwin and wife, Virginia H. Baldwin, by deed from Kathleen Hutchison, dated November 27, 1957, filed December 3, 1957, and recorded in Book 2705, Page 543, said Register's Office; conveyed by H. Knox Baldwin and wife, Virginia H. Baldwin to Emmett E. Miller and wife, Mae Hudson Miller, by deed recorded in Book 2746, Page 383, Register's Office for Davidson County, Tennessee, the said Mae Hudson Miller having predeceased her husband.

This is unimproved ( ) improved (X) property, known as 125 Kenner Avenue, Nashville, Tn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

L. 5127 FACE 136

BOOK 9890 PG 395

And now, I, the said W. Lee Corbett, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Mrs. Pauline Miller Morgan

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of February, 1977.

Pauline Miller Morgan, Executrix of the Estate of Emmett E. Miller, deceased

W. Lee Corbett, Trustee

W. Lee Corbett, Trustee.

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, Pauline Miller Morgan, Executrix the Bargainors, 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 Nashville, Tennessee, this 25th day of February, 1977

Jeanette A. Banks
Notary Public.

My commission expires: July 24, 1977

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 W. Lee Corbett, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 1977

Jeanette A. Banks
Notary Public.

My commission expires: July 24, 1977

NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE, AT LARGE