BOOK 10252 PG 722

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James D. Balser 322 Alta Loma Road Goodlettsville, TN 37072	Same as New Owner	Map 33-4 Group A-Parcel 65 Field Book G021171

Affidavit of Inheritance

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, being more than 18 years of age and sui juris, after being duly sworn, deposes and says:

1. That Wade A. Balser died on October 3, 1996, seized and possessed of certain real property in Davidson County, Tennessee, more specifically and particularly described as follows, to-wit:

> BEING Unit No. 65 as shown on Plat of Rolling Meadows, Phase I, Section VIII of record in Book 7900, page 873, ,Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, as amended in Book 9557, page 25, said Register's Office.
>
> BEING the same property conveyed to Wade A. Balser by deed from Rolling Meadows Joint Venture of record in Book 9557, page 33, and re-recorded in Book 9566, page 376, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is: 65 Rolling Meadows Drive, Goodlettsville, TN 37072.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.
>
> The property is subject to the covenants and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling Meadows Townhomes Association of record in Book 6593, page 194, as amended in Book 9557, page 25, Register's Office for Davidson County, Tennessee.

2. At the time of his death, Wade A. Balser was unmarried, having survived the death of his wife, Flossie E. Balser, who died on May 18, 1992.

3. That the undersigned, James D. Balser, a/k/a J.D. Balser, is the only child born to or adopted by Wade A. Balser, during his lifetime and his only heir-at-law.

4. That the undersigned received title, in fee simple, to the real property described in paragraph 1 above by the laws of descent and distribution.

5. That the gross value of the estate of Wade A. Balser was less than $600,000.00 and that no Tennessee Inheritance Tax Return was filed in connection with the said estate.

6. That all debts and obligations owing by Wade A. Balser, during his lifetime or by reason of his death, have been fully paid and satisfied and that there are no debts or encumbrances remaining which are or might become a lien against the real property described in paragraph 1 above.

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WITNESS my hand on the day and date acknowledged below.

JAMES D. BALSER, A/K/A
J. D. BALSER

Before me, a notary public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JAMES D. BALSER, the within bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath acknowledged that JAMES D. BALSER executed the foregoing instrument for the purposes therein contained as JAMES D. BALSER'S free act and deed.

WITNESS my hand and official seal at office on this the 6th day of Nov., 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Affiant

Sworn to and subscribed before me, this the 6th day of Nov., 1996.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

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IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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