0261520

IDENTIF. & REFERENCE

This Instrument Prepared By:
T. Richard Travis
Manier, Herod, Hollabaugh & Smith,
a Professional Corporation
2200 First Union Tower
150 Fourth Avenue, North
Nashville, TN 37219

97 JAN -3 PM 3:50

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10310 PG 696

AFFIDAVIT OF HEIRSHIP TO REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that Helon C. Eller, the Affiant, after being duly sworn, makes oath as follows:

1. That on the fourth (4th) day of September, 1995, William Robbins Eller, Sr. ("Decedent") died a resident of Rutherford, County, State of Tennessee.

2. That at the time of his death, Decedent and his wife, the Affiant, owned certain real property with improvements thereon as tenants by the entirety which is known as 2704 Linmar Drive, Nashville, Davidson County, Tennessee, which is more fully described in Exhibit A attached hereto ("the Property").

3. That Decedent left a Last Will and Testament which was submitted to Clerk of County Court, Rutherford County, Book 001146, Page 713 in which all of Decedent's property both real and personal was left to Decedent's surviving spouse, Helon C. Eller.

4. That Decedent's estate is not insolvent and that the Personal Representative has not taken any action to subject the Property to debts of Decedent, if any.

5. That in accordance with Tennessee law, the Affiant, Helon C. Eller became the owner in fee simple of the Property upon Decedent's death.

6. That there is no other surviving heirs of Decedent who have any interest in the Property.

WITNESS MY HAND this 18th day of December, 1996.

Helon C. Eller
Helon C. Eller, Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 18th day of December, 1996, before me personally appeared Helon C. Eller, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument for the purposes therein contained and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and notarial seal.

PATRICIA ... NOTARY PUBLIC ... COMMISSION

Notary Public
My Commission Expires: 9-18 1999

EXHIBIT A

Land in Davidson County described as: 10310:697

Land near Nashville, in Davidson County, Tennessee, being part of Lot No. 10 on the Revised Map of H. E. Marlin's Subdivision of Lot No. 18, etc., on the Map of Bransford Realty Company's Sharondale Subdivision, and described as follows:

Beginning at a point in the east margin of Linmar Avenue, sometimes called Lynmar Avenue, at an iron pin at the corner of Lots Nos. 9 and 10, said point being 137.6 feet north of an iron pin in the north margin of Woodlawn Avenue as partly established; thence with the line between Lots Nos. 9 and 10, easterly 169.5 feet to a point in the west right-of-way line of the Tennessee Central Railroad; thence northerly 49.7 feet to an iron pin which is 10.3 feet south of the corner of Lots Nos. 10 and 11; thence westerly 127 feet to an iron pin in the original lot line between Lots Nos. 10 and 11; thence with said lot line, westerly 46.1 feet to a point, which is 3.8 feet south of an iron pin at the east margin of Linmar Avenue; thence with the margin of the same, southerly 60 feet to the beginning.

Being the same property conveyed to William Robbins Eller and wife, Helon Christine Eller, from W. M. Edwards and wife, Lura C. Edwards, by Warranty Deed dated April 3, 1961, of record in Book 98, page 373, said Register's Office.

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