This instrument prepared by: W.N. Tune 3433 Golf Club Lane Nashville TN 37215

BOOK 10373 PG 248

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
	)	
THE ESTATE OF CARRIE URSULA NICKEL	)	
	)	
Deceased.	)	No. 95-06317

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, duly sworn, deposes and says that, Carrie Ursula Nickel, the owner of the property described as:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being part of Lot 45 on the Barrow Grove Plan as of record in Book "S", Page 279 , Register's Office of Davidson County, being more particularly described as follows:

Beginning at a P. K. nail in the westerly margin of Fourth Avenue, South and the northerly margin of Ash Street thence with the northerly margin of Ash Street South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the northerly margin of Lafayette Street;

Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin;

Thence North 45 degrees, 53 minutes, 18 seconds, West 17.53 feet to an iron pin'

Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin;

Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning containing 9282.381 square feet or 0.213 acres. Pursuant to survey by Volunteer Surveying, David P. Blackman,. RLS #1684, dated 9/7/94.

Being the same property purchased by August Nickel from W.J. J. Yarbrough, et ux of record in book 481, page 96, Register's Office of Davidson County, Tennessee.

August Nickel having died testate and devised by will probated January 3, 1923 of record in probate file number 7610 to Clay Anna Nickel for life and upon her death, to Emma Helen Nickel, Daisy Ida Nickel and Carrie Ursula Nickel, each one-third (1/3). undivided interest with Emma Helen Nickel's interest being held in trust for life with the remainder to Daisy Ida Nickel and Carrie Ursula Nickel.

Emma Helen Nickel deceased on October 1, 1956 (death certificate no. 56-22447, Davidson County, Tennessee) leaving Daisy Ida Nickel and Carrie Ursula Nickel, now Carrie Ursula Nickel Tune, as owners of one-half (1/2) undivided interest each as tenants in common.

Daisy Ida Nickel having died on April 13, 1979 (death certificate no. 79-010359) a single woman, never married, without issue intestate leaving Carrie Ursula Nickel Tune her one-half (1/2), undivided interest as her sole surviving heir.

[Carrie Ursula Nickel Tune having died testate (Probate No. 67897) on July 16, 1979 and devising said property to William Nickel Tune, Walter C. Tune, Jr. and Douglas B. Tune each an undivided one third (1/3) interest as tenants in common. Douglas B. Tune having died testate (Probate No. 93P613) leaving his one-third undivided interest to his wife, Ann Butrum Tune.]

There are no debts or encumbrances remaining unpaid which might become a lien on said property. Tennessee Inheritance Tax Clearance has been received being receipt No. 95-06317, a copy of which is attached as Exhibit B.

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The undersigned heirs to the estate of Carrie Ursula Nickel Tune, and the beneficiaries under the terms of the last will and testament of Carrie Ursula Nickel Tune, as of record in Probate file No. 67897, attached as Exhibit A.

This property is known as improved property located at 4th Avenue Souh & Ash Street, Nashville, County of Davidson, Tennessee.

William Nickel Tune

Walter C. Tune, Jr.

Ann Butrum Tune

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Ann Butrum Tune, the within named bargainer, 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 she executed the foregoing instrument for the purposes therein contained as his free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal at my office in said County, on this 24th day of January ~~1995~~ 1997

Notary Public

My commission expires: [illegible]

Before me a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared William Nickel Tune, the within named bargainer, 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 he executed the foregoing instrument for the purposes therein contained as his free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal at my office in said County, on this 20th day of June 1995

Notary Public

My commission expires: My Commission Expires SEPT. 27, 1997

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Walter C. Tune, Jr.., the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

In witness whereof, I have hereunto set my hand and affixed my seal at my office in said County, on this 20th day of June 1995

Notary Public

My commission expires: My Commission Expires SEPT. 27, 1997

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