BK 11461 PG 861

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

SEND TAX BILLS TO:
May Frances Ward, et al.
2505 Herman Street
Nashville, TN 37208

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **MAY FRANCES WARD,** Administratrix of the **ESTATE OF CLARENCE DICKERSON,** being duly sworn, deposes and states:

1. CLARENCE DICKERSON, died on or about the 27th day of March, 1996, in Davidson County, Tennessee, without a Will.

2. THAT Letters of Administration for the Estate of Clarence Dickerson, were issued to me on the 14th day of May, 1996, by the Probate Court of Davidson County, Tennessee, Docket No. 96P-785 and recorded in Minute Book 406, Page 212, Office of the Probate Court Clerk for said county.

3. THAT all inheritance taxes and claims filed against the estate have been satisfied.

4. THAT CLARENCE DICKERSON, was an unmarried person at his death.

5. THAT at his death **CLARENCE DICKERSON,** owned the following described tracts or parcels of land situated in Davidson County, Tennessee, listed below and described by exhibit attached hereto and made a part hereof for all purposes:

Unimproved property known as Grays Point Road, Jolton, TN
Tax Map & Par. 029-00-0 302.00
EXHIBIT "A"

Unimproved property known as 1212 Ewing Creek Drive, Nashville, TN
Tax Map & Par. 041-16-0 070.00
EXHIBIT "B"

Unimproved property known as 1512 Heritage View Boulevard, Madison, TN
Tax Map & Par. 042-12-0 090.00
EXHIBIT "C"

Unimproved property known as Kingview Drive, Nashville, TN
058-16-0 139.00
Tax Map & Par.
EXHIBIT "D"

Unimproved property known as 3140 Larkspur Drive, Nashville, TN
Tax Map & Par. 060-03-0 064.00
EXHIBIT "E"

Unimproved property known as 433 Roger Williams Avenue, Nashville, TN
Tax Map & Par. 071-02-0 165.00
EXHIBIT "F"

Unimproved property known as 1605 Northview Avenue, Nashville, TN
Tax Map & Par. 072-14-0 278.00
EXHIBIT "G"

Unimproved property known as 1611 Wheless Street, Nashville, TN
Tax Map & Par. 081-11-0 265.00
EXHIBIT "H"

Unimproved property known as 12th Avenue, North, Nashville, TN
Tax Map & Par. 081-11-0 553.00
EXHIBIT "I"

Unimproved property known as 927 Warren Street, Nashville, TN
Tax Map & Par. 081-16-0 699.00
EXHIBIT "J"

Unimproved property known as 1708 Underwood Street, Nashville, TN
Tax Map & Par. 081-15-0 233.00
EXHIBIT "K"

Unimproved property known as 1405 Arthur Avenue, Nashville, TN
Tax Map & Par. 081-16-0 166.00
EXHIBIT "L"

Improved property known as 837 Seymore Avenue, Nashville, TN
Tax Map & Par. 082-04-0 329.00
EXHIBIT "M"

Improved property known as 711 40th Avenue, North, Nashville, TN
Tax Map & Par. 91-12-0 198.00
EXHIBIT "N"

Improved property known as 2507 Herman Street, Nashville, TN
Tax Map & Par. 92-06-0 254.00
EXHIBIT "O"

Improved property known as 721 27th Avenue, North, Nashville, TN
Tax Map & Par. 092-06-0 555.00
EXHIBIT "P"

Improved property known as 723 27th Avenue, North, Nashville, TN
Tax Map & Par. 092-06-0 556.00
EXHIBIT "Q"

Improved property known as 725 27th Avenue, North, Nashville, TN
Tax Map & Par. 092-06-0 557.00
EXHIBIT "R"

Improved property known as 5995 Cane Ridge Road, Antioch, TN
Tax Map & Par. 182-00-0 019.00
EXHIBIT "S"

Unimproved property known as 2313 Booker Street, Nashville, TN
Tax Map & Par. 092-07-0 249.00
EXHIBIT "T"

Unimproved property known as Buena Vista Pike, Nashville, TN
Tax Map & Par. 059-00-0 059.00
EXHIBIT "U"

6. **THAT** at his death **CLARENCE DICKERSON,** owned individually or held an interest in the following described tract or parcel of land situated in Davidson County, Tennessee, as an heir-at-law of Nora Dickerson, deceased. That the records in the Office of the Register of Deeds for Davidson County, Tennessee at Book 9730, Page 313, evidence that a conveyance was made by the heirs-at-law of Nora Bell Dickerson to Clarence Dickerson, which deed does not recite any property description and identifies said tract or parcel of land by Tax Map, Parcel and Field Book Number as being property located and known as 2101 23rd Avenue, North, Nashville, Tennessee. Said tract or parcel is listed below and described by exhibit attached hereto and made a part hereof for all purposes:

Unimproved property known as 2101 23rd Avenue, North, Nashville, TN
Tax Map & Par. 081-06-0 348.01
EXHIBIT "V"

7. **THAT** pursuant to Tennessee Code Annotated, Section 31-2-103, title in the above described real property held by the deceased at the time of his death vested in the following persons as his heirs-at-law:

MAY FRANCES WARD; sister; age 21+; 2505 Herman Street, Nashville, TN 37208

JAMES DICKERSON; brother; age 21+; 2225 Herman Street, Nashville, TN 37208

BEN DICKERSON; brother; age 21+; 4868 West Outer Drive, Detroit, MI 08235

8. **THE** properties referenced above are the same properties

owned by or for which an interest was held by the deceased at his death as listed on the tax records of the Metropolitan Government for Nashville and Davidson County, Tennessee. The Administratrix makes no warranties as to title.

9. **AND** further Affiant saith **NOT.**

May Frances Ward.
MAY FRANCES WARD

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **MAY FRANCES WARD,** Administratrix of the Estate of Clarence Dickerson, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 9th day of May, 1997.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

May Frances Ward.
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 9th day of May, 1997.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

EXHIBIT A

BEING land in Davidson County, Tennessee more fully described at Deed Book 5341, Page 88 of record in the Register's Office of said county consisting of .18 acres, more or less.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 228, Register's Office for Davidson County, Tennessee.

EXHIBIT B

BEING land in Davidson County, Tennessee, more fully described at Deed Book 6912, Page 178, of record in the Register's Office for said county consisting of .27 acres, more or less.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 221, Register's Office for Davidson County, Tennessee.

EXHIBIT C

BEING land in Davidson County, Tennessee, and a portion of the property described at Book 8592, Page 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Clarence Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 9765, Page 707, Register's Office for Davidson County, Tennessee.

EXHIBIT D

LAND in Davidson County, Tennessee being 3.06 acres, also known as Tax, Map & Parcel No. 58-16-139, being more specifically described as follows:

BEGINNING at a point in the real line of Lot 132 on the plan of Haynes Park, Section 4A, as of record in the Register's Office of Davidson County, Tennessee, thence N 19 degrees 46 minutes 02 seconds W 402.64 feet to a point; thence S 00 degrees 56 minutes 18 seconds W 175.78 feet to a point; thence S 18 degrees 02 minutes 42 seconds W 117.68 feet to a point; thence S 34 degrees 43 minutes 38 seconds W 431.96 feet to a point, being the common rear corner of Lots 148 and 149 of said Subdivision; thence S 08 degrees 18 minutes 40 seconds W to the point of beginning.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 220, Register's Office for Davidson County, Tennessee.

EXHIBIT E

BEING land in Davidson County, Tennessee more fully described at Deed Book 3706, Page 102 of record in the Register's Office of said county consisting of .20 acres, more or less.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9142, Page 546, Register's Office for Davidson County, Tennessee.

EXHIBIT F

BEING Lot No. 46 of John J. Rucker's Subdivision of Lot No. 8 and parts of Lots Nos. 7 and 9 in the Second Plan of Brooklyn Heights which is of record in Book 332, Page 157, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 50 feet on the North side of Roger William's Avenue and runs back between parallel liens 145 feet to a dead line in the rear.

BEING the same property conveyed to Clarence Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 9765, Page 703, Register's Office for Davidson County, Tennessee.

EXHIBIT G

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of George A. Pickup's Unrecorded Subdivision of part of Lot No. 1 of the Old Cahal property as of record in Book 57, Page 150, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Northview Avenue, 68 feet southerly from the intersection of the easterly margin of said Northview Avenue and the southerly margin of Emerson Avenue, said point being the southwest corner of Lot No. 1 on said plan; thence with the easterly margin of said Northview Avenue, southwardly 68 feet to the northwest corner of Lot No. 3 on said Plan; thence with the line between said Lots Nos. 2 and 3, eastwardly 141 feet to a point in the western boundary line of Lot No. 5 on said plan; thence with the line between said Lots Nos. 2 and 5, northwardly 68 feet to the southeast corner of said Lot No. 1; thence with the line between said Lots Nos. 1 and 2, westwardly 141 feet to the beginning.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9142, Page 544, Register's Office for Davidson County, Tennessee.

EXHIBIT H

BEING Lot No 22 in St. Albans Addition to Edgefield (now East Nashville).

SAID lot fronts 30 thirty feet more or less on Lost Street, and runs back between parallel lines 143 feet to an alley 15 feet wide as shown by plan in Book No. 21 Page 37, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clarence Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 8029, Page 695, Register's Office for Davidson County, Tennessee.

EXHIBIT I

BEING the northerly half of Lot No. 129 in McGavock, Wetmore and Others Second Addition to the City of Nashville, called the town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

SAID northerly half of said Lot No. 129 fronts 50 feet on the easterly side of 12th Avenue, North, (formerly Florence Street) and runs back between parallel lines 154 feet, more or less, to an alley.

BEING the same property conveyed to Clarence Dickerson by deed from Emma Louise Knox, of record in Book 9310, Page 416, Register's Office for Davidson County, Tennessee.

EXHIBIT J

BEING the north part of Lot No. 16 of C.M. Holt's Addition to Nashville, a plan of which is of record in Book 21, Page 33, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 16 fronts 35 feet on the westerly side of Holt Street and runs back between parallel lines 137-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Clarence Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 9842, Page 109, Register's Office for Davidson County, Tennessee.

EXHIBIT K

LAND in Davidson County, Tennessee, being part of Lot No. 381 on the plan of McGavock, Wetmore, et al., 2nd Addition to Nashville, called the Town of McGavock of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

BEGINNING at the northeast corner of the first alley west of 17th Avenue, North, formerly James Street, and Underwood Street; thence with the easterly margin of said alley northerly 114 feet to a point 15 South of the southerly margin of a 10 foot alley; thence east 30 feet to the westerly line of the property conveyed to Henry Potter et ux., by deed from P.H. Henderson, Trustee, and Daisy Henderson of record in Book 634, Page 40, said Register's Office; thence with Potter's west line, southerly 120 feet, more or less, to the northerly margin of Underwood Street; thence with the northerly margin of said street, westwardly 31-7/17 feet to the beginning.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 223, Register's Office for Davidson County, Tennessee.

EXHIBIT L

LAND in Davidson County, Tennessee, being Lot No. 111 on the Plan of McGavock, Wetmore and Others First Addition called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

SAID Lot No. 111 fronts 50 feet on the westerly side of Arthur Avenue, formerly Wetmore Street, or Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clarence Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 9842, Page 105, Register's Office for Davidson County, Tennessee.

EXHIBIT M

BEING Lot No. 7 of Block "B" on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Book 843, Page 25, Register's Office for said County.

SAID Lot No. 7 fronts 53 feet on the north side of Seymore Avenue and runs back between parallel lines 200 feet, along the easterly margin of Apex Street to a dead line in the rear.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 225, Register's Office for Davidson County, Tennessee.

EXHIBIT N

BEING Lot No. 11 in the Subdivision of part of Lot No. 14 in the Plan of Clifton in the 13th district of Davidson County, Tennessee, a plan of which is of record in Book -- Page --, Register's Office for Davidson County, Tennessee.

SAID Lot 11 is more particularly described as fronting 50 feet on the west side of Clifton Avenue, and extending back in a westwardly direction and between parallel lines 232-1/2 feet.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9142, Page 548, Register's Office for Davidson County, Tennessee.

EXHIBIT O

BEING Lot No. 15 and the westerly 16 feet of Lot No. 14 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 on the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 and the westerly 16 feet of Lot No. 14 adjoin and front together 51 feet on the southerly side of Herman, formerly Jackson Street, and run back between parallel lines 100-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Clarence Dickerson by deed from Ben Dickerson, Jr., May Frances Ward and James Dickerson of record in Book 9730, Page 315, Register's Office for Davidson County, Tennessee.

EXHIBIT P

BEING Lot No. 20 on the Map of J.W. Turner's Subdivision of Lot No. 21 of the Boyd McNairy Tract, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 50 feet on the westerly side of 27th Avenue, North, formerly Lena Avenue, and runs back between parallel lines, 184 feet to an alley.

BEING the same property conveyed to Clarence Dickerson by deed from Joe D. Robertson, of record in Book 8271, Page 572, Register's Office for Davidson County, Tennessee.

EXHIBIT Q

BEING Lot No. 22 on the Map of J.W. Turner's Subdivision of Lot 21, Boyd McNairy Plan of Lots, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 50 feet on the west side of 27th Avenue, North, formerly Lena Street or Avenue, and runs back between parallel lines 184 feet to an alley.

BEING the same property conveyed to Clarence Dickerson by deed from Lewis Cecil Blakely and Earline Blakely Lewis, of record in Book 8697, Page 27, Register's Office for Davidson County, Tennessee.

EXHIBIT R

LAND in Davidson County, Tennessee, being Lot No. 24 on the Map of J.W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan of record in Book 57, Page 129, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the westerly side of Lena Avenue, now 27th Avenue North, and runs back between parallel lines 184 feet to an alley.

BEING the same property conveyed to Clarence Dickerson by deed from James W. Mitchell, of record in Book 9256, Page 203, Register's Office for Davidson County, Tennessee.

EXHIBIT S

BEING a lot or parcel of land conveyed to Hickman and Thomas Brown, and bounded as follows: on the North by the Antioch Road and Cane Ridge Road; on the east by the Lands of William Hodge; on the south by the Rush Road which leads from Nolensville Pike to the Cane Ridge Church and on the west by the lands of Mrs. Annie Bond, and containing 23 acres, more or less, as appears of record in Book 294, Page 503, of the Register's Office for Davidson County, Tennessee.

SAID land being situated in the sixth civil district of Davidson County, Tennessee.

Included in the above legal description but specifically excluded from this conveyance are the following described tracts:

TRACT 1:
BEGINNING at an iron pipe corner in the West line of Antioch Road thirty (30) feet wide, said corner being seventeen hundred fifty-seven (1757) feet from North line of Hobson Pike, forty (40) feet wide; thence along the West line of Antioch Road, North Thirty-three (33) degrees No (00) minutes west two hundred (200) feet to an iron pipe corner; thence South fifty-seven (57) degrees no (00) minutes West, two hundred eighty and 8/10 (280.8) feet to an iron pipe corner in the line between Robert Bonds and Green; thence along line between Bonds and Green South five (5) degrees twenty-three (23) minutes West, seventy-one and 2/10 (71.2) feet to an iron pipe corner; thence South Thirty-three (33) degrees No (00) minutes East one hundred forty-four and 2/10 (144.2) feet to an iron pipe corner; thence North fifty-seven (57) degrees No (00) minutes East three hundred twenty-five (325) feet to the point of beginning and containing one and 46/100 (1.46) acres, more or less, as shown by survey made by Betts Engineering Company dated October 29, 1952.

TRACT 2:
A certain tract or parcel of land in the 6th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the center of Cane Ridge Road (Antioch Pike) and proceeding along the center of said Road South 37 degrees 58' East 289.3 feet, thence around a slight curve along the center of said Road South 34 degrees 30' East 100 feet, thence around a slight curve in the road South 35 degrees 43' East 262.7 feet to a point, thence, northerly 502 feet along an old fence line to a point; thence, north 86 degrees 48' west 388.6 feet along an old fence line to the point of beginning, and containing 2.2 acres and more particularly shown and described by a survey made by John M. Sullivan, dated March 5, 1956.

TRACT 3:
LYING in the 5th Civil District of said County, and described according to a survey made by Steve Draper, Surveyor, dated May 5, 1964, as follows: Beginning at a point in the center line of Cane Ridge Road at the northwest corner of the property conveyed to Minnie Green, by deed from L.M. Green, as of record in Book 2496, Page 535, Register's Office; thence with the center line of said Road, and along Green's line, south 37 degrees east 235 feet to the north corner of the property conveyed to American Telephone & Telegraph Company, by L.M. Green, as of record in Book 2136, Page 15; thence with the Telephone Company's northwesterly line, south 55 degrees west 299.3 feet to a point in the east line of the Bonds Land; thence with a fence, north 4 degrees east 351 feet to a point; thence north 86 degrees 40' east 65 feet to the point of beginning, containing 1.06 acres.

BEING the same property conveyed to Clarence Dickerson by deed from Clara Green of record in Book 9921, Page 648, Register's Office for Davidson County, Tennessee.

EXHIBIT T

BEING part of Lot No. 4 on the plan of Brown and Triggs Subdivision of McNairy: 50 x 192, Field Book 11W 6595, Map 92-7-249, known as 2313 Booker Street, Nashville, Tennessee.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 226, Register's Office for Davidson County, Tennessee.

EXHIBIT U

LAND in Davidson County, Tennessee being known as 3.31 acres lying along the east side of Buena Vista Pike and more fully described as Tax Map 59-00-0 59.00.

BEGINNING at a point which is the common front corner of Buena Vista Pike of this tract and with Tax Parcel 59-00-0 58, and continuing with the right-of-way of Buena Vista Pike 1390.00 feet, more or less, to a point; thence 80.00 feet more or less to the low water mark of White's Creek, thence northwardly to a point 78.00 feet west of the right-of-way of Buena Vista Pike; thence with the boundary line of Parcel 58 as shown on Tax Map 59-0, 78.00 feet to the point of beginning, containing 3.31 acres, more or less.

BEING the same property conveyed to Clarence Dickerson by deed from Nora Dickerson of record in Book 9137, Page 219, Register's Office for Davidson County, Tennessee.

BOOK 10461 PAGE 874

EXHIBIT V

LAND in Davidson County, Tennessee, being parts of lots Nos. 3 and 4 on the Map of the Wesley Hyde property, as of record in Minute Book 66, Page 15, Chancery Court at Nashville, according to survey made by John M. Sulliven, Surv., on October 9, 1948:

BEGINNING at the Northeast corner of Lacy Street and 23rd Avenue North and running west with the north margin of Lacy Street 150 feet to a point; thence north parallel with 23rd Avenue 48 feet to a point; thence east parallel with Lacy Street 150 feet to a point in the west margin of 23rd Avenue; thence south with the west margin of 23rd Avenue North 48 feet to the point of the beginning.

BEING the same property conveyed to Nora Bell Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Order of the Chancery Court of record in Book 8574, Page 944, Register's Office for Davidson County, Tennessee.

FOR TITLE REFERENCE ONLY being the same property, according to property tax map and parcel number designation on said deed, conveyed to Clarence Dickerson by deed from Ben Dickerson, Jr., May Frances Ward, James Dickerson and Clarence Dickerson, being all the heirs-at-law of Nora Bell Dickerson, of record in Book 9730, Page 313, Register's Office for Davidson County, Tennessee.

PICK-UP

0308070
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 1:05
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4509 05/23 0101 03CHECK 44.00