This Instrument Prepared By:
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Lemeh & Associates
4300 Kings Lane
Nashville, Tennessee 37218

Mail

BOOK 10755 PG 32

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, JESSIE MAE PERRY, after being first duly sworn according to law, deposes and says that:

A. She, the sister of Magdalene C. Clemmons, has knowledge of the facts stated below regarding the Estate of Magdalene C. Clemmons.

B. Magdalene C. Clemmons died intestate on July 23, 1997, and at her death was the owner of a one-half interest in the real property located at 1 Claiborne Street, Nashville, Tennessee 37210 (the "Property"), as evidenced by Will of Grace Jackson of record in Will Book 163, page 374, Davidson County Probate Clerk's Office, wherein the Property was devised to Jessie Mae Perry and Magdalene C. Clemmons.

C. The Property is described in the deed of record in Book 1344, page 602, Register's Office for Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the southerly 35 feet, 9 inches of Lots Nos. 436, 437, and 438 on the Map of Maury and Claiborne's Subdivision, as of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.
>
> Said part of said Lots Nos. 436, 437, and 438 fronts 35 feet, 9 inches on the easterly side of Claiborne Street and runs back between parallel lines, with the northerly margin of Trimble Street, 120 feet to a dead line.
>
> Being the same property conveyed to Grace Jackson by deed from Maggie C. Bryant of record in Book 1344, page 602, Register's Office for said County. The said Grace Jackson having since died. Said property further passing by the Will of Grace Jackson of record in Will Book 163, page 374, Davidson County Probate Clerk's Office, wherein the Property was devised to Jessie Mae Perry and Magdalene C. Clemmons. The said Magdalene C. Clemmons having since died intestate therefor her one-half interest passed by operation of law to the heirs at law of Magdalene C. Clemmons upon the death of Magdalene C. Clemmons on July 23, 1997. Said Magdalene C. Clemmons died intestate leaving Anita Stewart or her living issue as her only heir.

D. Said Magdalene C. Clemmons died intestate on July 23, 1997. She was unmarried at the time of her death.

E. Said Magdalene C. Clemmons had one (1) child, Anita Stewart, who is presently 36 years old.

F. Affiant is of the opinion and is advised that the one-half interest of Magdalene C. Clemmons in the Property is in the name of Anita Stewart by virtue of intestate succession from Magdalene C. Clemmons.

J. All federal estate and state inheritance taxes under the estate of said Magdalene C. Clemmons have been or will be paid.

FURTHER AFFIANT SAITH NOT.

BOOK 10755 PG 33

Witness my hand on this the 10th day of January, 1998.

Jessie Mae Perry
JESSIE MAE PERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, JESSIE MAE PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, on this the 10th day of January, 1998.

Notary Public

My Commission Expires: March 25, 1998

0389295
IDENTIFICATION REFERENCE

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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