BOOK 10781 PG 636

THIS INSTRUMENT PREPARED BY:

HOMER R. AYERS, Attorney
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Barbara A. Drake 5075 Brick Church Pike Goodlettsville, TN 37072	Same as New Owner	Map 24 Parcel 68

Affidavit Of Inheritance (Real Estate)

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 Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, a citizen and resident of Davidson County, Tennessee, died on December 20, 1997, predeceased by her husband, William E. Sipe.

2. That at the time of her death, Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, owned a certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, consisting of a house and 26.60 acres, more or less, said property being more specifically and particularly described as follows, to-wit:

> Beginning at a stone, corner to a fifteen foot right-of-way and Hitt in Robert McCasland's line; thence South 73 deg. West 13 poles to a stone, corner to Hitt, in Charles McCasland's line; thence South 13 deg. East 31.5 poles to a large poplar tree; thence North 87 deg. West 40 poles to a post, formerly a beech; thence South 3 deg. West 151 poles to a hackberry tree, corner to Robert McCasland in Walter Phelan's line; thence North 38 deg. West 20.2 poles to a small walnut on the west bank of a hollow; thence North 43 deg. East 25.8 poles to a stake; thence North 17 deg. East 13.6 poles to a stake; thence North 75 deg. East 35.1 poles to a stake, formerly a beech corner to Trainer and Robert McCasland; thence North 1 deg. East 47.4 poles to an elm, corner to the 30 acre tract; thence with a new line North 12 deg. West 60 poles to a stake, corner to said 30 acre tract; thence North 15 deg. West 18.2 poles to the beginning, containing 47 acres.

INCLUDED IN THE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM ARE TWO TRACTS OR PARCELS CONVEYED BY RUTH DORRIS McCASLAND SIPE DURING HER LIFETIME, SAID TRACTS BEING MORE SPECIFICALLY AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

> **TRACT 1:**
> **Land in the 10th Civil District, being more particularly described as follows:**
>
> **Beginning at a point in the north line of the Alice Hitt property. This point being the northwest corner of the property belonging to Ruth D. Sipe, as of record in Book 1681, page 383, Register's Office for Davidson County, Tennessee; thence South 3 deg. 00' West for a distance of 2,126.9 feet to a point; thence, North 43 deg. 00' West for a distance of 134.7 feet to a point; thence, South 38 deg. 00' West for a distance of 334.95 feet to a point; thence, North 3 deg. 00' East for a distance of 2,491.5 feet to a point; thence, North 73 deg. 00' East for a distance of 239.0 feet to a point. Being a part of Parcel No. 68 on the property map of Davidson County, Tennessee, Number 24.**
>
> **Being the same property conveyed to Farris Wayne Drake and wife, Barbara Ann Drake, by deed from Ruth Dorris McCasland Sipe of record**

in Book 4927, page 821, Register's Office for Davidson County, Tennessee.

TRACT 2:
Property in the 10th Civil District of Davidson County, Tennessee, surveyed and drawing by Jones and Moore Co., Inc., March 12, 1984.

Beginning at an iron pin lying in the J. Robert McCasland's north line, the same being the southeast corner of Barbara Drake; thence with Drake North 3 deg. 00' East 697.0 feet to an iron pin; thence with W.E. and Ruth Sipe, South 86 deg. 30' East 782.0 feet to an iron pin lying in the Lane Property west line; thence with Lane and a fence South 2 deg. East 72.0 feet to a fence post corner; thence with J. Robert McCasland to points as follows: South 75 deg. 00' West 575.2 feet to an iron pin; thence South 17 deg. 00' West 224.0 feet to an iron pin; thence South 43 deg. 00' West 291.0 feet to the beginning, containing 5.00 acres.

NOTE: This property has a 20 ft. right-of-way easement to Brick Church Pike as shown on Jones and Moore Co., Inc. plat # 84-3697.

Being the same property conveyed to Gary Earl Sipe, a single man, by deed from Ruth McCasland Sipe and husband, W.E. Sipe, of record in Book 6253, page 544, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Ruth Dorris McCasland Sipe by deed of record in Book 1681, page 383, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 5075 Brick Church Pike, Goodlettsville, TN 37072.

The property as hereinabove described is subject to an easement for ingress and egress and for a water line of record in Book 6796, page 293, Register's Office for Davidson County, Tennessee, and an easement for ingress and egress of record in Book 10641, page 853, Register's Office for Davidson County, Tennessee to which easements reference is made for a more complete and accurate description of the terms and conditions contained therein and the easements described therein.

3. That Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, was unmarried at the time of her death.

4. That Barbara A. Drake is the only child born to or adopted by Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, during her lifetime and her only heir at law.

5. That Barbara A. Drake is the only residual beneficiary under the Last Will and Testament of Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, dated February 18, 1991, the original Will being attached hereto as Exhibit A to this Affidavit and incorporated herein by reference.

6. That all of the debts and taxes owing by Ruth D. Sipe, a/k/a Ruth Dorris McCasland Sipe, during her lifetime or by reason of her death have been fully paid and satisfied.

7. That the Tennessee Inheritance Tax clearance has been received, a copy of which is attached as Exhibit B to this Affidavit and incorporated herein by reference.

8. That there are no debts or encumbrances remaining which are or might become a lien on the real property described in paragraph 2 above.

9. That pursuant to the laws of descent and distribution and the provisions of the decedent's Will, the undersigned, Barbara A. Drake, is vested with ownership and title to the real property described in paragraph 2 above.

WITNESS my hand on this the 12th day of January, 1998.

Barbara A. Drake
BARBARA A. DRAKE

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared BARBARA A. DRAKE, the within named 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 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 the 12th day of Jan., 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Barbara A. Drake
Affiant

Sworn to and subscribed before me, this the 12th day of Jan., 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

Last Will and Testament

OF
RUTH D. SIPE

I, RUTH D. SIPE, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking any prior Wills or Codicils hereto made by me.

ITEM I

PAYMENT OF DEBTS, TAXES AND COSTS OF ADMINISTRATION

I direct that all of my just debts, funeral expenses, the cost of administration of my estate and any taxes owing by me at the time of my death be paid as soon as practicable after my death from my general estate. I further direct my Executor to pay out of my general estate as an expense of administration, all estate, inheritance, succession, and other taxes which may be assessed against my estate or any of the beneficiaries thereof by reason of my death, without apportionment or proration among the several legatees and devisees.

ITEM II

EXECUTOR/EXECUTRIX

I hereby nominate and appoint BARBARA A. DRAKE as Executrix of this my Last Will and Testament. If BARBARA A. DRAKE is unable to serve, unwilling to serve or later ceases to serve for any reason, I then appoint MORRIS CLENDENIN as Executor of this my Last Will and Testament. I direct that my Executrix or Executor, whether original, alternate or successor, be permitted to serve without bond in this or any other jurisdiction and that the requirement of inventory and interim accountings be waived.

 R. D. S

ITEM III

CHILDREN

BARBARA A. DRAKE is the only child born to or adopted by me during my lifetime.

ITEM IV

RESIDUARY ESTATE - TO SPOUSE

In the event my husband, WILLIAM E. SIPE, does not predecease me, I give, devise and bequeath all of my estate, whether the same be real, personal or mixed, and wheresoever situated, to my husband, WILLIAM E. SIPE, to be his absolutely.

ITEM V

RESIDUARY ESTATE - TO CHILD

In the event my husband, WILLIAM E. SIPE, predeceases me, I then give, devise and bequeath all of my estate, whether the same be real, personal or mixed, and wheresoever situated, to my daughter, BARBARA A. DRAKE, or to her heirs, per stirpes.

IN WITNESS WHEREOF, I hereunto subscribe my name, this the 18th day of February, 1991.

Ruth D. Sipe
RUTH D. SIPE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

R.D.S.

RUTH D. SIPE, signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses whereof, we do now, at her request and in her presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

WITNESS:	ADDRESS:
Patsy C. Davidson	126 Camino Cir. Hendersonville, TN 37075
Vicky White	167 Hillside Dr. Hendersonville, TN 37075

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

We, Patsy C. Davidson and Kathy White, being adult citizens and residents of the State of Tennessee, after being duly sworn according to law, depose and state that this date RUTH D. SIPE signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses, we, at her request, subscribed our names in her presence and in the presence of each other, and in our opinion the said RUTH D. SIPE was at the time and is at this time of sound mind and disposing memory. This Affidavit is executed in accordance with T.C.A. 32-211 at the request of the said RUTH D. SIPE.

This the 18th day of February, 1991.

Patsy C. Davidson

Kathy White

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 18th DAY OF FEBRUARY, 1991.

NOTARY PUBLIC

My Commission Expires 9/7/93

98 FEB -4 AM 9:20

DAVIDSON COUNTY, TN.

0397069

9495 02/04 0101 03CHECK 32.

PAGE 4 OF THIS MY LAST WILL AND TESTAMENT

R.B.S

EXHIBIT B

TENNESSEE DEPARTMENT OF REVENUE

NON-TAXABLE CERTIFICATE

NT 128439

BOOK 10781 PG 643

DRAKE, BARBARA A
ESTATE REPRESENTATIVE

ACCT. NO. 98-00493

To AYERS, HOMER R
303 FRANCES ST
GOODLETTSVILLE, TN 37072

Estate of:
STEE, RUTH O
DAVIDSON (19)
12/20/97

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above Estate. The values as reported on all forms of property within the return appear to be fairly reported. The allowance of all lawful debts, deductions and the applicable statutory exemption, exempts the estate from taxation.

As provided in Section 67-8-420, Tennessee Code Annotated, this certificate authorizes the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 27th day of January, 19 98.

COMMISSIONER OF REVENUE

By _____
Field Audit Division

RV-0194(REV 6/96)

14-002-0115