THIS INSTRUMENT PREPARED BY:

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

THIS INSTRUMENT PREPARED BY
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TN 37075

Affidavit of Heirship

The undersigned, JANIE SHARP and CHRISTINE SWEENEY, both being more than 18 years of age and sui juris, after being duly sworn, make affidavit, under oath, as follows:

1. That by deed of record in Book 4937, page 217, Register's Office for Davidson County, Tennessee, Lester L. Marcum and wife, Donna Lorene Marcum, conveyed to Willie P. Johns and wife, Thelma Johns, the following described real property in Davidson County, Tennessee:

> Being Lot No. 167 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, pages 47 to 52, Register's Office for said County.
>
> Said Lot No. 167 fronts 185 feet on the westerly side of Monica Avenue, and extends back 155.6 feet on the southerly line and 182.8 feet on the northwesterly line, to a dead line in the rear on which it measures 30 feet.
>
> The said property is improved property known as 505 Monica Avenue, Goodlettsville, TN 37072.

2. That Willie P. Johns died intestate on November 23, 1987, at which time the real property described in paragraph 1 above became vested in Thelma Johns as the surviving tenant by the entirety.

3. That Thelma Johns died intestate on June 5, 1998.

4. That no probate or administration was made of the Estates of Willie P. Johns and Thelma Johns.

5. That the undersigned, Janie Sharp and Christine Sweeney, are the only children born to or adopted by Willie P. Johns and/or Thelma Johns during their respective lifetimes and they are the only heirs-at-law of Thelma Johns.

6. That all debts, taxes and other obligations owing by Willie P. Johns and/or Thelma Johns, during their respective lifetimes or by reason of their respective deaths, have been fully paid and satisfied.

7. That by reason of the death of Thelma Johns ownership and title to the real property described in paragraph 1 above is now vested in Janie Sharp and Christine Sweeney, as tenants in common, each owning a one-half undivided interest.

8. That the property described in paragraph 1 above is free and unencumbered, except for real property taxes for the taxable year 1998, which are a lien but not yet due and payable.

9. That the undersigned agree to indemnify and hold harmless Timothy Charlie Andrews and wife, Karen Andrews, their mortgage lender and the title insurer insuring title to the property described in paragraph 1 above from any cost, expense or judgment relating to any claim, demand or suit claiming any debt or other obligation arising out of the death of Willie P. Johns and/or Thelma Johns, including their respective attorney's fees, court costs and other litigation expenses.

WITNESS our hands on the day and date acknowledged below.

Janie Sharp
JANIE SHARP

Christine Sweeney
CHRISTINE SWEENEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE SHARP and CHRISTINE SWEENEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of Sept, 1998.

Sherie Hart
NOTARY PUBLIC

My Commission Expires: 5/27/2001

0502988
IDENTIF. # REFERENCE

98 OCT 23 AM 8:51
PAUL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6880 10/23 0101 03CHECK 10.00