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

BOOK 11464 PG. 992

ADDRESS OF NEW OWNER:
Beatrice Nichols, et al.
1829 A Morena Street
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 92-7
Parcel 143 & 142
3W 11083 & 3W 11085

AFFIDAVIT OF HEIRSHIP

99 MAY -5 PM 3:02

0583214

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **BEATRICE NICHOLS,** Administratrix of the **ESTATE OF WILLIAM HENRY NICHOLS,** being duly sworn, deposes and states:

WILLIAM HENRY NICHOLS, deceased, the fee simple owner of the following described real estate died on or about the 20th day of January, 1998, in Davidson County, Tennessee. Said land is described as follows, to wit:

10.00

TRACT I:

BEING the southerly 1.8 feet of Lot 8 and the northerly 28.2 feet of Lot No. 7, Plan of J.B. Davis Subdivision, Register's Office for Davidson County, Tennessee, of record in Book 161, Page 123, Register's Office for said County.

SAID part of Lots fronts together 30 feet on the westerly side of 21st Avenue, North and run back between parallel lines 73.0 feet on the north line and 76.6 feet on south line to the Right of Way line of Tennessee Central R.R. measuring 30.5 feet thereon.

BEING the same property conveyed to William Henry Nichols and wife, Carrie P. Nichols by deed from Roy S. Jones and wife, Cynthia Lynn Jones, of record in Book 4702, Page 703, Register's Office for Davidson County, Tennessee. The said Carrie P. Nichols having predeceased William Henry Nichols.

This is unimproved property known 813 21st Avenue, North, Nashville, Tennessee 37208.

TRACT II:

BEING part of Lots Numbered 8 and 9 in the plan of J.R. Davis Subdivision, 43 x 76, Field Book Number 3W 11085, Map and Parcel Number 92-7-142

BEING the same property in which a life estate was vested in I.L. Moore and Mary V. Thomas with remainder rights to Carrie P. Nichols and husband, by Decree of the Chancery Court for Davidson County, Tennessee Tax Minute Book 5, Page 302, and which is of record in Book 4901, Page, Register's Office for Davidson County, Tennessee. The said I.L. More and Mary V. Thomas having since died and William Henry Nichols having survived his wife, Carrie P. Nichols.

This is improved property known as 817 21st Avenue, North, Nashville, Tennessee 37208.

AT the death of **WILLIAM HENRY NICHOLS** his interests in the above referenced property vested in his children as his heirs-at-law as follows:.

Beatrice Nichols; daughter; age 21+; 1829 A Morena Street, Nashville, TN 37208

William D. Nichols; son; age 21+; 817 21st Avenue, North, Nashville, TN 37208

Joseph N. Nichols; son; age 21+; 1746 Hardy Street, Chattanooga, TN 37406

THAT the estate of **WILLIAM HENRY NICHOLS,** deceased, was admitted to probate in the Probate Court of Davidson County, Tennessee, Docket No. 98P-361, on or about the 6th day of March, 1998.

THAT the said **WILLIAM HENRY NICHOLS,** deceased, was an unmarried person at his death, his spouse having predeceased him.

THAT there are no debts or encumbrances existing which are a lien on said interest in the above described real estate.

DATE: 3-30-99

Beatrice Nichols
BEATRICE NICHOLS
Administratrix of the Estate of
William Henry Nichols, deceased

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **BEATRICE NICHOLS,** Administratrix of the Estate of William Henry Nichols, deceased, the within named bargainor, 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 30 day of March, 1999.

NOTARY PUBLIC My Commission Expires: 1-29-2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Monica D. Edwards
AFFIANT

SWORN to and **SUBSCRIBED** before me this 4th day of May, 1999

Jennifer B. Powell
NOTARY PUBLIC My Commission Expires: 11/27/99