AFFIDAVIT OF HEIRSHIP

The affiant, **Alvy Mitchell Osborne**, having been duly sworn according to law, deposes and says:

1. **James Sanders Osborne, Sr.**, unmarried, owned a fee simple interest in the following described real property:

CERTAIN real estate in Davdison County, Tennessee as follows:

BEING Lots Nos. 21 and 22 on the plan of C. H. Tritschler's Subdivision of Lots Nos. 347, 348 and part of Lot No. 349 on the plan of West Lawn Subdivision, as of record in Book 843, Page 51, Register's Office for said County.

SAID Lot No. 21 fronts 45 feet 7 inches on the northerly side of West Lawn Drive and runs back between parallel lines, with the easterly margin of 43rd Avenue North, formerly Jessica Avenue, 140 feet to a dead line.

SAID Lot No. 22 fronts 50 feet on the northerly side of West Lawn and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to James S. Osborne and wife, Marsha M. Osborne, by deed from Burton Duncan and wife, Sara Head Duncan, as of record in Book 4731, Page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement to construct, operate and maintain a sanitary sewer granted City of Nashville by Roy W. Hinchey and wife, by instrument dated May 12, 1949, filed June 1, 1949, and recorded in Book 1718, Page 446, said Register's Office.

This is the same description as in the previous deed.

This is improved property known as **4308 West Lawn Drive, Nashville, TN 37209**.

2. **James Sanders Osborne, Sr.** and **James S. Osborne** is one and the same person.

3. Marsha M. Osborne having since died.

4. **James Sanders Osborne, Sr.**, unmarried, died testate on the 4th day of November 1998, in Davidson County, Tennessee, leaving four (4) children, **James Sanders Osborne, Jr.**, **Alvy Mitchell Osborne**, **Jacqueline Renee Osborne** and **Jessica Osborne**, as his sole beneficiaries.

5. **James Sanders Osborne, Sr.'s** Last Will and Testament was admitted into probate, Will Book 224, Page 34, in the Probate Court for Davidson County, Tennessee, case number 98P-1768, and said Will devised the above described property to **James Sanders Osborne, Jr.**, **Alvy Mitchell Osborne**, **Jacqueline Renee Osborne** and **Jessica Osborne** in fee simple. A certified copy of said Will is being recorded simultaneously herewith.

6. Further, affiant saith not.

Alvy Mitchell Osborne
233 Lawrence Lane
Nashville, TN 37172

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **Alvy Mitchell Osborne**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of August 1999.

Teri D. Baird
NOTARY PUBLIC

My commission expires: 3/25/2003

This instrument was prepared without a title search at the request of the devisees by:
Richard Hedgepath, Jr.
Attorney at Law
4800 Charlotte Pike
Nashville, TN 37209
(615) 269-3454

MAIL ENV.

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IDENTIF. → REFERENCE
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BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.
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