PICK-UP

This instrument prepared by:

Samuel M. Mingledorff
3rd Floor, Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201
615/254-8326

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99 OCT 15 PM 12:56

REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

00469714

AFFIDAVIT OF HEIRSHIP

The undersigned, **ANITA J. DISMORE** being an adult citizen and resident of Davidson County, Tennessee, and after being first duly cautioned and sworn, does hereby make oath and give the following affidavit:

1. **ETHEL NICKENS** was the owner of real property located at 628 Campbell Road, Madison, Tennessee, said property having been conveyed to her by Deed from Howard B. Moore, and wife Margie M. Moore on September 5, 1978 with said conveyance being duly recorded at Book 5403, Page 616 in the office of the Register of Deeds for Davidson County, Tennessee and being more particularly described as follows:

0267 10/15 0101 03CHECK 22.00

A tract of land in the 11th Civil District of Davidson County, Tennessee, known as part of the W. H. Ellis Tract, described according to a survey made by Harvey Gee, April 15, 1959, being known as tract No. 4, and described as follows;

Beginning at a point in the northerly margin of Campbell Road, the common corner of Tracts 4 and 5 of said Ellis Tract; thence with the line between said tracts north 16° 30' east 360.9 feet to a point; thence south 86° 30' east 92.4 feet to a point; thence south 16° 30' west 381.9 feet to a point in the northerly margin of Campbell Road; thence with the margin of the same, north 73° 30' west 90 feet to the point of beginning.

Being the same property conveyed to Ethel Nickens by deed from Howard B. Moore, and wife Margie M. Moore on September 5, 1978 with said conveyance being duly recorded at Book 5403, Page 616 in the office of the Register of Deeds for Davidson County, Tennessee

This is improved property known as 628 Campbell Road, Madison, Tennessee 37115.

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2. **ETHEL NICKENS** died on or about September 5, 1999, and died testate, leaving a will in which she devised and bequeathed all of her property, both real and personal, to her daughter **ANITA NICKENS DISMORE**, to be hers absolutely and in fee simple.

Affiant would further state and make oath that the estate of **ETHEL NICKENS** has been opened and closed and that all debts, claims, estate and/or inheritance taxes have been paid.

This Affidavit of Heirship is freely given pursuat to T.C.A. §30-2-712 to establish and reflect the heirship with respect to any real or personal property owned by **ETHEL NICKENS** in Davidson County, Tennessee, or elsewhere.

ANITA J. DISMORE and **ANITA NICKENS DISMORE** are one and the same person.

Further affiant saith not.

Witness my hand on this the 8th day of October, 1999.

Anita Nickens Dismore

Anita Nickens Dismore, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said county and state, the above named Affiant with whom I am personally acquainted and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand on this the 8th day of OCTOBER 1999.

SAMUEL M. MINGEDORFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

My Commission Expires: My Commission Expires JAN 26, 2002

Last Will and Testament

of

ETHEL P. NICKENS

I, **Ethel P. Nickens**, a resident of Davidson County, Tennessee, do hereby make, publish and declare this as my Last Will and Testament and I do hereby revoke any and all wills and codicils heretofore made by me.

ITEM FIRST

I direct that all of my just debts and funeral expenses be paid as soon as practicable after my death. However, I leave the time and manner of any such payments to the sole discretion of my Executrix or Executor named herein.

ITEM SECOND

I hereby give, devise and bequeath all of my property, both real and personal, wheresoever situated and of whatsoever nature, to my daughter, ANITA NICKENS DISMORE, to be hers absolutely and in fee simple.

ITEM THIRD

In the event my said daughter shall predecease me, or if we should die in a common disaster, or under circumstance giving rise to doubt as to which predeceased the other, I give, devise and bequeath all of my property, both real and personal, wheresoever situated and of whatsoever nature, to my grandson, JARRAD M. DISMORE, to be his absolutely and in fee simple.

ITEM FOURTH

I hereby appoint my daughter, ANITA NICKENS DISMORE, as Executrix of this my Last Will and Testament, and direct that she will not be required to give bond for the faithful performance of her duties, nor shall she be required to make or file any inventory or accounting of my estate with any court.

ITEM FIFTH

In the event my said daughter shall predecease me, or if we should die in a common disaster, or under circumstance giving rise to doubt as to which predeceased the other, I appoint my son, DANA NICKENS, to serve as Executor of this my Last Will and Testament, and direct that he will not be required to give bond for the faithful performance of his duties, nor shall he be required to make or file any inventory or accounting of my estate with any court.

WITNESS my hand at Nashville, Tennessee on this the 16th day of July, 1999.

Ethel P. Nickens
ETHEL P. NICKENS, Testatrix

SSN: [redacted]-7546

The above instrument, consisting of Two (2) typewritten pages, was signed, published and declared by the said ETHEL P. NICKENS as her Last Will and Testament, in the presence of us, who at her request, and in her sight and presence and in the sight and presence of each other have hereunto subscribed our name as witnesses thereto.

Sheri M. Hamilton
Witness

Address: 275 Volunteer Rd.
Murfreesboro, TN. 37128

Edward A Brown
Witness

Address: 2101 Pentotec Ave.
Nashville, TN 37206

AFFIDAVIT

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sheri M. Hamilton and Edward A. Brannan

being first duly sworn, make oath that the foregoing Last Will and Testament was signed by **Ethel P. Nickens**, as and for her Last Will and Testament, and at that time acknowledged, published and declared by her to be her Last Will and Testament in the sight and presence of us, the undersigned, who, at her request and in her sight and presence and in the sight and presence of each other subscribed our names as attesting witnesses on the 16th day of July, 1999 in Davidson County, Tennessee, and we further make oath that the testatrix was of sound mind on said date and was more than 18 years of age; and that each of the witnesses was more than 18 years of age.

Sheri M. Hamilton
Witness

Address: 275 Volunteer Rd.
Murfreesboro, TN 37128

Edward A Brannan
Witness

Address: 2101 Pontotoc Ave.
Nashville, TN 37206

Sworn to and subscribed before

me this 16th day of July, 1999.

Notary Public

My Commission Expires: My Commission Expires JAN 26 2002