Instr:200001040001025 Page: 1 OF 2
REC'D FOR REC 01/04/2000 3:08:32PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

# AFFIDAVIT OF TRUSTEE AND QUITCLAIM DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL ESTATE TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Kathryn A. Harris, .<br>2932 Lyndale Drive<br>Nashville, Tn., 37207 | Same as New Owner | Map: 71-16<br>Parcel: 023<br>Field Book: 12DA45335 |

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The undersigned, Kathryn Harris, being more than eighteen years of age and sui juris, after being duly sworn, makes affidavit under oath as follows:

1. That by deed of record in Book 7095, Page 913, Register's Office for Davidson County, Tennesse Mary C. Catlett, a single woman and Willie Mae Speck, a sincle woman conveyed to Kathryn Harris, Trustee certain real property, with the improvements thereon and the appurtenances thereto in Davidson County, Tennessee, described as follows, to wit:

   Lot No 20 on the plat of the subdivision of the Joe Brown estate as of record in Book 843, Page 107 in the Register's Office for Davidson County, Tn., to which plat reference is hereby made for a more complete description of the said property.

   Said lot No 20 fronts 50 feet on the west side of Jones Avenue and runs back 97 feet on the north line and 95.7 feet on the south line to an alley, measuring 50 feet thereon.

   The mailing address for the said property is 1308 Jones Ave., Nashville, Tn.

   The property description, as set forth above, is the same as that contained in the previous deed of record.

2. Mary C. Catlett died on June 2, 1994 andWillie Mai Speck died on June 1, 1998, both citizens and residents of Davidson County, Tennessee.

3. By virtue of the said deed, recited in paragraph 1 above, the trust relating to the said real property would terminate upon the death of both Mary C. Catlett and Willie Mai Speck, and the property would be conveyed by the Trustee, Kathryn Harris, to herself.

4. No probate or administration was made of the estates of Mary C. Catlett or Willie Mai Speck in any Court; however, the undersigned Affiant represents and warrants that the estates of Mary C. Catlett and Willie Mai Speck are both non-taxable estates and that all debts and obligations owing by Mary C. Catlett and/or Willie Mai Speck, during their respective lifetimes or by reason of their respective deaths, have been fully paid and satisfied, and the undersigned Affiant agrees that she will indemnify any mortgage lender or subsequent purchaser of the property described in paragraph 1 above from any cost, expense or judgment relating to any claim, demand or suit with respect to any matter or thing concerning the estates of Mary C. Catlett and/or Willie Mai Speck, including, but not limited to said debts, obligations and taxes.

**THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE TRUSTEE WITHOUT AN EXAMINATION OF THE TITLE TO THE PROPERTY BY THE PREPARER.**

5. The undersigned, Kathryn Harris, Trustee hereby sells, transfers and quitclaims the real property described in paragraph 1 above, acquired by her as such Trustee in the deed of record in Book 7095, Page 913, to Kathryn Harris, individually, in fee simple, pursuant to and in accordance with the provisions contained in the said deed.

6. The property described in paragraph 1 above is unencumbered, except for 1999 real property taxes which are now due but not delinquent.

7. The undersigned represent and warrant that there are no other persons, corporations or other entities who might or could have any interest in the real property described in paragraph 1 above.

Witness our hands on the day and date acknowledged below.

Kathryn H. Harris
Kathryn Harris

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand, at office, this the 30th day of December, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Kathryn H. Harris
AFFIANT

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001