Davidson County AFFIDAVIT
Recvd: 05/02/01 11:03 2pgs
Fees:10.00 Taxes:0.00
20010502-0044761

AFFIDAVIT OF INHERITANCE OF REAL ESTATE

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NOS.
Vivian Hambrick, et al	SAME	Map 093-16-0
(Name) 1655 Plymouth Avenue SAME	(Name) SAME	Par. 031.00
(Address) San Francisco, CA 94127	(Address) SAME	
(City, State, Zip)	(City, State, Zip)	

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

The undersigned, being duly sworn, deposes and says: Edward R. Hambrick, Sr., Deceased, also known as Edward R. Hambrick, died intestate on or about September 8, 1990, a resident of San Francisco County, California, being seized and possessed of the following real property:

Land in Davidson County, Tennessee, being described as follows:

> Being parts of Lots nos. 197 and 198 and 199 on the map of Maury and Claiborne Additon to Nashville, of record in Book 21, pages 84 and 85, described as follows:
>
> Beginning at a point in the northerly margin of Cannon Street 66 feet west of Claiborne Street; thence westerly 33 feet to a point; thence northerly, parallel to Claiborne Street 105 feet to a point in the line between lots nos. 196 and 197; thence easterly 33 feet; thence southerly, parallel to Claiborne Street 105 feet to the beginning.
>
> Being the same property conveyed to Edward R. Hambrick by Quitclaim Deed from Pearl W. Gore, as of record in Book 6350, page 732, R.O.D.C. Tenn., whereby Pearl W. Gore conveyed her one-half undivided interest in said property. Being the same property conveyed to Pearl W. Gore and William Hambrick by Administrator's Quitclaim Deed from Pearl W. Gore, Administratrix, Estate of Frankie C. Hambrick, Deceased, pursuant to the Last Will and Testament of Frankie C. Hambrick, Deceased.
>
> This is unimproved property located at 12 Cannon Street, Nashville, Tennessee 37210.

The undersigned, Waldense C. Nixon, M.D., was a close personal friend, professional colleague, and business associate of the said Edward Hambrick, M.D., deceased, for over fifty years. The said Edward R. Hambrick, Sr., M.D., deceased, died intestate (that is,

without a Last Will and Testament) on or about September 8, 1990, leaving as his only heirs at law the following persons: his wife, Vivian S. W. Hambrick; his daughters, Diane Hambrick LeBlanc, and Vivian Hambrick Ryan; and one son, Edward R. Hambrick, Jr. The said heirs at law of Edward R. Hambrick, Sr., deceased, inherit the above described real estate by operation of Tennessee law of descent and distribution. Based on the affiant's knowledge, information, and belief, there are no debts or encumbrances emanating from the decedent's estate which have not been paid, or otherwise provided for, and which are, or might become, a lien on said interest in the described real estate.

Witnessed my hand this 8th day of November, 2000.

Waldense C. Nixon

Waldense C. Nixon, M.D.

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Waldense C. Nixon

the within named affiants, with whom I am personally acquainted, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that the foregoing statements are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their 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 the 8 day of NOV, 2000.

B. Jensen

NOTARY PUBLIC

My Commission Expires: 6/13/2004

THIS INSTRUMENT WAS PREPARED BY:

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