#213812
(3)

This Instrument Prepared By:
R. W. Hardison, Attorney at Law
219 W. Seventh Street
Post Office Box 1967
Columbia, TN 38402-1967

OWNER(S) AFFIDAVIT
(Heirship)

Davidson County AFFIDAVIT
Recvd: 09/10/01 17:22 3pgs
Fees:17.00 Taxes:0.00
20010910-0098283

STATE OF TENNESSEE)
COUNTY OF MAURY)

The undersigned does hereby state and affirm as follows:

1. That Michael W. Blair and Sarah B. Capps own(s) that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference;

2. That said owner(s) are the sole heir(s) at law of Brown R. Blair and Sarah B. Blair who are now deceased;

3. That said owner(s) are the exclusive owner(s) of marketable, fee simple title.

4. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the above-mentioned estate;

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

6. That the undersigned makes this statement for the express purposes of inducing Lawyers Title Insurance Corporation to insure title to said real property to be free from adverse claims or liens, and of enabling said owner(s) to receive the consideration for sale, lease or mortgage of said real property.

7. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of Lawyers Title Insurance Corporation.

8. That in consideration of the issuance of title insurance by First American Title Insurance Corporation, the undersigned agrees to indemnify and hold harmless First American Title Insurance Corporation against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned owner(s) or estate.

Dated this 30 day of August, 2001.

Michael W. Blair

Sarah B. Capps

Sworn to and subscribed before me this 30th day of August, 2001.

Seal

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Regina E. Johnson
Notary Public
Commission Expires: 5-30-2004

My Commission Expires MAY 30, 2004

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Michael W. Blair, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30 day of August, 2001.

SEAL

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Regina E. Johnson
NOTARY PUBLIC
COMMISSION EXPIRES: 5-30-2004

Exhibit A

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lot 181 of the Map of Charlotte Park Subdivision, Section II as shown by a map of record in Plat Book 2663 at pages 22 and 23 and as amended in Plat Book 2746 at page 576 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Brown R. Blair and wife Sarah B. Blair by instrument of record in Book 2999 at page 129 in the Davidson County, Tennessee Register of Deeds office. Brown R. Blair predeceased Sarah B. Blair leaving her as the surviving tenant by the entireties. The said Sarah B. Blair died intestate on March 20, 2000 with her sole heirs at law being Sarah B. Capps and Michael W. Blair. See Davidson County, Tennessee Probate File #OOP-518.

Tax Parcel # 090-12-134

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Sarah B. Capps, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30th day of August, 2001.

SEAL

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Regina E. Johnson
NOTARY PUBLIC
COMMISSION EXPIRES: 5-30-2004