This Instrument Was Prepared By:
Sally B. Buntin, Esq.
Waller Lansden Dortch & Davis
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Davidson County AFFIDAVIT
Recvd: 11/16/01 08:34 3pgs
Fees:17.00 Taxes:0.00
20011116-0125744

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Michael Earnest Wilkens, being first duly sworn according to law, states that he is a person of lawful age, that he resides at 2006 Hickory Hill Lane, Hermitage, TN 37076, and that he further states as follows:

1. That he has known James Gregory Maggart since 1980 and he has known Julia E. Hamilton since 1983. Next to Julia E. Hamilton, he was the best friend of James Gregory Maggart. He knows personally that the following statements are correct and complete.

2. James Gregory Maggart and Julia E. Hamilton, husband and wife, were married to each other on September 30, 1995. This was the only marriage, as neither was ever married to any other spouse. James Gregory Maggart died April 1, 2000, a resident of Nashville, Tennessee. He was survived by his wife, Julia E. Hamilton. No child was ever born of the marriage of James Gregory Maggart and Julia E. Hamilton, and James Gregory Maggart never had any other child or children. Upon the death of James Gregory Maggart, who died intestate, title to any real or personal property owned by James Gregory Maggart was vested in Julia E. Hamilton, his surviving spouse, by operation of law. No court supervised administration of the Estate of James Gregory Maggart ("Estate") was necessary. The Tennessee Department of Revenue has issued a non-taxable Certificate for the Estate.

3. This affidavit is freely given pursuant to T.C.A. §§30-2-712 et seq., to help establish and reflect the heirship with respect to any such real or personal property owned by James Gregory Maggart in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting in Julia E. Hamilton of one hundred percent (100%) ownership interest in and to certain real property in Davidson County, Tennessee, known as 1135 Eastdale Avenue, Nashville, TN 37216 described as follows: See Exhibit A attached hereto.

Further, affiant saith not.

Michael Earnest Wilkins

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Earnest Wilkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, Tennessee, this the 15th day of November, 2001.

NOTARY PUBLIC

REBECCA CLARK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/04

713114.2

Commission Expires SEPT 25, 2004

9018

BOOK 9018 PAGE 121

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
Matthew T. Harris
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: BRENDA K. McCLEAREN ("GRANTOR")

TO: GREG MAGGART ("GRANTEE")

ADDRESS NEW OWNER:
1135 Easedale
Nashville, Tennessee

SEND TAX BILLS:
SAME

IDENTIF. & REFERENCE

93 JUL 19 PM 3:13
REGISTER
DAVIDSON COUNTY TN.

MAP AND PARCEL NUMBER: 61-12-1

**WARRANTY DEED**

5418 07/19 0101 03CHECK 264.30

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRENDA K. MCCLEAREN**, a single person, has bargained and sold, and by these presents does transfer and convey unto **GREG MAGGART**, his heirs and assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda K. McClearen by deed from Mary A. Reeves and husband, Jack Reeves of record in Book 6181, page 426, Register's Office for Davidson County, Tennessee.

The above legal description is the same as the legal description used in the previous conveyance of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1993 real property taxes which have been prorated between the parties and matters which a title search would reveal.

And GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

N MTH35436 V1

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WITNESS my hands this 19 day of July, 1993.

Brenda K. McClearen
BRENDA K. MCCLEAREN

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County duly commissioned and qualified, BRENDA K.MCCLEAREN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of July, 1993.

Kay E. Medgett
Notary Public

My Commission Expires: 10-1-94

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

AFFIANT

Subscribed and sworn to before me, this 19 day of July, 1993.

Kay E. Medgett
NOTARY PUBLIC

My Commission Expires: 10-1-94

N MTH335436 V1