PICK-UP

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

Davidson County AFFIDAVIT
Recvd: 04/01/02 09:47 3pgs
Fees:17.00 Taxes:0.00
20020401-0038886

Owner:
John Duke
1959 Gatlin Drive
Nashville, Tennessee 37210

Map 60-3

Parcel 132

Send Tax Notice To: Same

12D43310

Affidavit as to Heirs

(pursuant to TENN. CODE ANN. § 30-2-712)

State of TN
County of Davidson

On March 26, 2002, before me personally appeared John Duke, to me personally known, who being by me duly sworn, on oath did say that Affiant is familiar with the family history of **Ann M. Hovis (formerly Ann M. Duke)**, deceased, who was the owner of the following property in Davidson County, Tennessee:

> Being Lot No. 21 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 21 fronts 93.0 feet on the southerly side of Oak Valley Drive and extends back 173.51 feet on the easterly line and 231.60 feet on the westerly line, to a dead line in the rear, which is a broken line, measuring 139.07 feet thereon.
>
> Being the same property conveyed to John Allen Duke and wife, Ann M. Duke by deed from Oak Park Developers, Inc. a Tennessee Corporation, of record in Book 3963, Page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as 162 Oak Valley Drive, Nashville, Tennessee.

Title to the aforedescribed real property was vested in John Allen Duke and wife, Ann M. Duke, as tenants by the entirety. John Allen Duke is now deceased, having died a resident of Davidson County, Tennessee. At the time of his death, the marriage of John Allen Duke and Ann M. Duke had continued uninterrupted since the two of them acquired the aforedescribed property as tenants by the entirety.

And, that the decedent Ann M. Hovis died on September 17, 2001; and that the decedent's place of residence and homestead at the time of death was 162 Oak Valley Drive, Nashville, Tennessee 37207.

And Affiant further states that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Julie Story	Daughter
John Duke	Son

Affiant states that the decedent left no surviving spouse, no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

The decedent left no will. The heirs-at-law are Julie Story and John Duke. Julie Story hereby irrevocably disclaims and renounces any and all interests or rights she may have in the Property (a copy of the Disclaimer is attached);

Therefore the Property vests to the sole owner **John Duke**.

All of the debts against the estate have been paid.

State of TN
County of Davidson

I, John Duke, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

John Duke
John Duke, Affiant

Sworn to and subscribed before me on March 26, 2002.

Angela D. Jones
Notary Public
My Commission Expires: 1/28/06

ANGELA D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

Disclaimer

I, Julie Story, of RENO, Nevada, hereby acknowledge the death of Ann M. Hovis ("Decedent") on September 17, 2001, and acknowledge that as of that time I possessed certain rights in and to the following property ("Property") from the Decedent: 162 Oak Valley Drive, Nashville, Tennessee 37207, as more particularly described in a deed dated November 29, 1965, and recorded in the Register of Deeds, Davidson County, Tennessee, in Book 3963, Page 546.

The nature of my interest in the Property is as that I am an heir at law of the Decedent and am the daughter of Ann M. Hovis.

I hereby irrevocably disclaim and renounce any and all interests or rights I may have in the Property.

I hereby certify under the pains and penalties of perjury that:

1. I have not assigned, conveyed, encumbered, pledged, transferred or otherwise disposed of my interest in the property herein disclaimed; I have not entered into any contract for the assignment, conveyance, encumbrance, pledge, transfer or other disposition of said interest; and no sale or other disposition of said interest has been made pursuant to judicial process;
2. I am not insolvent;
3. I am not attempting to disclaim any portion of an interest in property held by the entirety which is allocable to amounts contributed by me to the interest in the property;
4. I have not waived my right to disclaim said interest and no guardian or conservator has executed such a waiver on my behalf; and
5. I have not accepted or received any benefit from this interest.

Date: MARCH 30, 2002.

Julie Story

Julie Story

State of NEVADA
County of WASHOE

On MARCH 30, 2002, personally appeared before me, Julie Story, with whom I am personally acquainted or who proved to me on satisfactory evidence, to be the person who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed. Witness my hand, at office, on MARCH 30, 2002.

SUZANNE L. NEELEY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 00-62178-2 - Expires April 25, 2004

Notary Public

My commission expires: 4-25-04

SUZANNE L. NEELEY NOTARY PUBLIC STATE OF NEVADA

Receipt

I, John Duke, heir at law of Ann M. Hovis, hereby acknowledge delivery of the foregoing Disclaimer to me on _____, 2002.

John Duke

John Duke