Prepared by: CASTLEMAN TITLE & ESCROW, INC., 110 GLANCY ST. #112, GOODLETTSVILLE, TN 37072

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Return to:
CASTLEMAN TITLE & ESCROW, INC
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

HEIRSHIP AFFIDAVIT AND INDEMNITY AGREEMENT

State of Tennessee)
County of Williamson

Affiant, JUDY D. FARMER and
Affiant, DEBORAH J. MESSINGER, on this the 25th day of JULY, 2002, before me personally appeared to me personally known, who being by me duly sworn, on oath did say:

That Affiant, for and in consideration to induce First American Title Insurance Company of Mid-America and Castleman Title & Escrow, Inc., (hereinafter collectively referred to as Insurer) to perform certain closing and/or title services, makes the following statements and indemnity agreements to Insurer:

That Affiant is familiar with the family history of STEPHEN RAY WATKINS,SR., Deceased, who is the owner of the following property: 419 CEDAR CREEK TRAIL
NASHVILLE, TN 37211
DAVIDSON COUNTY, TENNESSEE

That said decedent died on the 17TH day of OCTOBER, 2001 and that the place of residence and homestead, at the time of death was as follows: 232 CEDAR CREEK DRIVE,NASHVILLE, DAVIDSON County, Tennessee 37211.

That decedent left surviving the following persons, as heirs and otherwise interested in the estate,

Name of widow or widower: NONE
Divorced wife or husband: NONE
Children: JIMMY RAY WATKINS
STEPHEN RAY WATKINS, JR.
STEPDAUGHTER JULIA NICOLE JENKINS

Davidson County AFFIDAVIT
Recvd: 08/05/02 08:47 2pgs
Fees:12.00 Taxes:0.00
20020805-0093400

Adopted children: NONE

Descendants of deceased children: NONE

That Affiant further states that said decedent left no other children or adopted children or descendants of deceased children or adopted children.

That all of the above parties are over the age of twenty-one (21) years, except the following:

Name of Minors: NONE

And said deceased (____) did (XX) did not leave a will.

That the debts against the estate (XX) have (____) have not been paid.

NOW, THEREFORE, for and in consideration of the premises, the Insurance Company to be afforded by Insurer, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and as inducement to Insurer to perform closing services and/or issue such policy of Title Insurance, the undersigned Affiant hereby agrees to indemnify and hold harmless Insurer, from any and all claims, rights, demands, liability, cause of action, losses and damages, including but not limited to Attorney's fees, Court costs and expenses of litigation, arising out of or in connection with any claims for heirship rights, testamentary rights, intestate rights, marital rights and debts asserted against the Estate of the decedent or Insurer. The undersigned Affiant shall pay all Attorneys' fees and expenses incurred by Insurer in connection with investigation or defense of any claim, asserted or unasserted, arising out of matters indemnified against herein, and shall pay such fees and expenses from time to time as such are incurred upon presentation of statements therefor from Insurer.

This agreement shall be binding upon, and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, and may be amended only by a writing signed by both parties hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument this the 25th day of JULY, 2002.

Judy D. Farmer
Affiant/Indemnitor JUDY D. FARMER

Deborah J. Messinger
Affiant/Indemnitor DEBORAH J. MESSINGER

FIRST AMERICAN TITLE INSURANCE COMPANY
Insurer

By: William D. Castleman
WILLIAM D. CASTLEMAN

Title: ATTORNEY

Sworn to and subscribed before me this the 25th day of JULY, 2002.

M. J. Skinner
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 25, 2004
9-25-04