Prepared by:
Monica D. Edwards, Esq.
1130 8th Avenue, South
Nashville, Tennessee 37203

Davidson County AFFIDAVIT
Recvd: 11/21/02 11:53 5pgs
Fees:27.00 Taxes:0.00
20021121-0144828

ADDRESS OF NEW OWNER:
Ann Green, et al.
4206 Drakes Hill Drive
Nashville, TN 37218

SEND TAX BILLS:
SAME

Map: 81-16 Parcel 489
81-16 Parcel 355

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **ANN LOUISE TIPTON GREEN,** Executrix of the **ESTATE OF DOROTHY TIPTON,** deceased, being duly sworn, deposes and states:

DOROTHY TIPTON, deceased, the fee simple owner of the following described real estate died on or about the 31st day of January, 2001, in Davidson County, Tennessee.

THAT at her death **DOROTHY TIPTON,** owned the following tracts or parcels of land situated in Davidson County, Tennessee, being described, to wit:

TRACT I

BEING *part of Lots Nos. 15 and 16 on the Map of McGavock, Wetmore & Others' Second Addition to Nashville, called Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, and described as follows:*

BEGINNING *at a point in the easterly margin of 14th Avenue North, 100 feet north of the north margin of Jefferson Street; thence easterly parallel to the north margin of Jefferson Street 71 feet to a point; thence northerly 43.8 feet to a point in the south margin of an alley; thence with the margin of the same westerly 71 feet to the easterly margin of 14th Avenue North; thence with the margin of the same southerly 43.8 feet to the beginning.*

TRACT II

LAND *in Davidson County, Tennessee, being the south part of Lot No. 16 and the south part of the west 12 feet of Lot No. 15 on the Map of D.T. McGavock, et al, Addition of record in Book 21, Page 41, Register's Office for said County.*

SAID *parts of said lots adjoin and front together 71 feet on the north side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Avenue, North 100 feet to a dead line.*

BEING *the same property conveyed to Dorothy W. Tipton, by deed from Eugene N. Tipton, Minalyn T. Goldsborough, Ann Green and Morris E. Tipton, Jr., of record in Book 7154, Page 496, Register's Office for Davidson County, Tennessee.*

DOROTHY TIPTON AND DOROTHY W. TIPTON WERE ONE AND THE SAME PERSON

DOROTHY TIPTON died testate and her Last Will & Testament was admitted to probate on the 16th day of March, 2001, by the 7th Circuit Court for Davidson County, Tennessee, Probate Division, and assigned Docket No. 01P-433 with said will being of record in the Office of said Clerk as Imaging #1740-318965. That in accordance with the provisions of the Last Will & Testament the above described real property was to be sold with proceeds being divided equally between the three (3) children of **DOROTHY TIPTON, Ann Louisa Tipton Green, Eugene Tipton and Minalyn Dale Martin Goldsborough** and her grandson, **Morris Errol Tipton, Jr.** The estate being solvent, the beneficiaries of the proceeds being adults who desire that title be vested in their names jointly, as evidenced by joinder of this Affidavit, and their purchase of said real estate for the sum of ONE DOLLAR ($1.00) paid to said estate, said real estate should be vested in **Ann Tipton Green, Eugene Tipton, Minalyn Tipton Goldsborough and Morris Errol Tipton, Jr.**

THAT DOROTHY TIPTON, deceased, was unmarried at his death.

THAT there are no debts or encumbrances existing which are a lien on said interest in the above described real estate.

Ann Louisa Tipton Green and Ann Green are one and the same person as Ann Tipton Green
Minalyn Dale Martin Goldsborough is one and the same person as Minalyn Tipton Goldsborough
Eugene N. Tipton is one and the same person as Eugene Tipton

Ann Louisa Tipton Green

ANN LOUISA TIPTON GREEN, Executrix/
Beneficiary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ANN LOUISA TIPTON GREEN, Beneficiary and Executrix of the Estate of Dorothy Tipton, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 19th day of November, 2002.

NOTARY PUBLIC My Commission Expires: 07/30/05

Eugene Tipton, Beneficiary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Eugene Tipton**, Beneficiary of the Estate of Dorothy Tipton, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 19th day of November, 2002.

NOTARY PUBLIC My Commission Expires: 07/30/05

Morris Errol Tipton, Jr.
Beneficiary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Morris Errol Tipton, Jr., Beneficiary of the Estate of Dorothy Tipton, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 19th day of November, 2002.

NOTARY PUBLIC My Commission Expires: 07/30/05

Mihalyn Tipton Goldsborough
Beneficiary

STATE OF Maryland)
)
COUNTY OF Anne Arundel)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **Minalyn Tipton Goldsborough**, Beneficiary of the Estate of Dorothy Tipton, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her 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 26 day of September, 2002.

NOTARY PUBLIC My Commission Expires: 6/11/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE ($1.00) DOLLARS.

AFFIANT

SWORN to and ***SUBSCRIBED*** before me this 19th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 07/30/05