AFFIDAVIT OF HEIRSHIP

Davidson County AFFIDAVIT
Recvd: 08/25/03 12:51 2pgs
Fees:12.00 Taxes:0.00
20030825-0122989

From: Logan Beasley, Jr. (Intestate Decedent)

To: Melanie Sue Hanson and Judy Lynn Szczepanski (Sole Heirs-at-Law)

Property: 6301 Vaughn's Gap Court, Nashville, Tennessee 37205

Map/Parcel No: 129-15/13

Judy Lynn Szczepanski being first duly sworn makes oath to the following facts:

1) The purpose of this affidavit is to describe the derivation of title to property at 6301 Vaughn's Gap Court, Nashville, TN 37205, from Logan Beasley, Jr., the decedent, to Melanie Sue Hanson and Judy Lynn Szczepanski as his sole heirs-at-law.

2) By deed from Robert Bruce Hinton and wife, Jane Conley Hinton, dated 4-19-88 of record in Book 7523, page 94, Register's Office for Davidson County, Tennessee, the property was conveyed to Logan Beasley, unmarried (a/k/a Logan Beasley, Jr.) [Exhibit 1 attached]

3) Mid-South Title/Lawyer's Title Insurance Corporations issued an Owner's Policy (NO: A-335187) on 4-21-88 with insurance in the amount of $107,000.00. [copy attached as Exhibit 2)

4) The property is subject to an outstanding deed of trust to secure a loan from Aurora Loan Services, Inc., account No: 0007827645, the principal balance of which as of 1-16-03 was $94,878.24.

5) On 11-19-92, a Joint Driveway Agreement was executed by Logan Beasley and by Helen B. Sanders and William C. Sanders, the owners of adjoining property of record in Book 8798, page 858, Register's Office for Davidson County, Tennessee. [copy attached as Exhibit 3]

6) Logan Beasley's father, Logan Beasley, Sr., died on 12-2-55. His mother, whose maiden name was Bourbon Goodwin Beasley died on 9-30-88.

7) Logan Beasley's maternal half-brother, William F. Ashe, died on 5-24-79; he had no children.

8) Logan Beasley's sister, Sarah Sue Beasley Sawyer, died on 7-7-82, survived by her two daughters, Melanie Sue Sawyer Hanson and Judy Lynn Sawyer Szczepanski.

9) Logan Beasley, Jr. married Charlotte Ann Howell in 1968, and they were divorced in 1970. No children were born of this marriage.

10) Logan Beasley, Jr. died intestate on 1-3-03. His two nieces, Melanie Sue Hanson and Judy Lynn Szczepanski, are his sole heirs-at-law.

11) On 1-17-03, Melanie Sue Hanson and Judy Lynn Szczepanski filed their Petition for Letters of Administration in the estate under docket No: 03P-94, Seventh Circuit Court for Davidson County, Tennessee. [copy attached as Exhibit 4]

12) On 1-28-03, an order was entered by the Seventh Circuit Court for Davidson County, Tennessee, Judge Frank G. Clement, Jr., appointing Melanie Sue Hanson and Judy Lynn Szczepanski as Co-Administrators of the Estate of Logan Beasley, Jr., deceased. [copy of Order is attached as Exhibit 5]

13) The above facts are recited to show that Melanie Sue Hanson and Judy Lynn Szczepanski are now the owners of the property at 6301 Vaughn's Gap Court, Nashville, Tennessee 37205, as the sole intestate heirs-at-law of Logan Beasley, Jr. deceased.

Executed at Nashville, Tennessee this 22nd day of August, 2003.

Judy L. Szczepanski
Judy Lynn Szczepanski

State of Tennessee)
County of Davidson)

Before me, Susan Long Oliver, a Notary Public in and for said County and State, personally appeared Judy Lynn Szczepanski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained on this 22nd day of August, 2003.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 22nd day of August, 2003.

Susan Long Oliver
Notary Public

My Commission Expires: 9-30-06

THIS INSTRUMENT WAS PREPARED BY:

LAW OFFICES OF GEORGE H. CATE, JR.
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