This instrument prepared by: Elizabeth Ryder Sykes, 1850 One Nashville Place, 150 Fourth Avenue North, Nashville, TN 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Davidson County AFFIDAVIT
Recvd: 01/05/04 13:07 2pgs
Fees:12.00 Taxes:0.00
20040105-0001271

AFFIDAVIT OF HEIRSHIP AND ACKNOWLEDGMENT OF TERMINATION OF LIFE ESTATE INTERESTS IN PROPERTY LOCATED AT 1123 EAST DELMAS AVENUE, NASHVILLE, TN 37216

JAMES C. SANDERS, III and **JAMES E. MCKAY**, being first duly sworn according to law, state that they are each persons of lawful age, and that they further depose and state as follows:

1. On April 19, 1991, JAMES C. SANDERS, ~~III~~ IV, conveyed to JAMES C. SANDERS, III any and all interest that JAMES C. SANDERS owned in that certain real property located at 1123 East Delmas Avenue, Nashville, TN 37216, Davidson County (the "Property"), as evidenced by that certain Quitclaim Deed recorded in Book 8335, Page 815 of the Register's Office for Davidson County, Tennessee (the "Property").

2. On May 15, 1996 JAMES C. SANDERS, III transferred a life estate in the Property to his father, JAMES C. SANDERS, and his step-mother, LOUISE M. SANDERS via a Quitclaim Deed recorded in Book 10053, Page 361 of the Register's Office for Davidson County, Tennessee.

3. JAMES C. SANDERS died intestate on June 9, 1996, after the life estate in the Property was transferred to JAMES C. SANDERS and LOUISE M. SANDERS as described above. JAMES C. SANDERS was survived by his wife, LOUISE M. SANDERS (who was his second wife and JAMES C. SANDERS, III's step-mother); his only child, JAMES C. SANDERS, III; his nephew, CHARLES F. SANDERS, JR.; and his niece, CHARLENE SANDERS.

4. LOUISE M. SANDERS did not remarry after the death of her husband, JAMES C. SANDERS. LOUISE M. SANDERS died intestate on June 27, 2003. LOUISE M. SANDERS was survived by her only son, JAMES E. MCKAY (who is also JAMES C. SANDERS, III's step-brother).

5. JAMES C. SANDERS' life estate in the Property automatically ended when JAMES C. SANDERS died in 1996.

6. LOUISE M. SANDERS' life estate in the Property automatically ended when LOUISE C. SANDERS died in 2003.

7. JAMES E. MCKAY acknowledges that he has no interest in any form whatsoever in the Property and also acknowledges that any interest that LOUISE M. SANDERS had in the Property at the time of her death terminated at the time of her death and that neither he nor LOUISE M. SANDERS' estate nor any other heirs at law of LOUISE M. SANDERS may claim an interest in any form whatsoever in the Property.

8. This Affidavit of Heirship is freely given pursuant to T.C.A. §30-2-712 et seq., to help establish and reflect the heirship with respect to the Property.

Further, affiants saith not.

JAMES C. SANDERS, III

JAMES E. MCKAY

NOTARY PUBLIC ACKNOWLEDGMENT FOR JAMES C. SANDERS, III

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~

Sworn to and subscribed before me this 18 day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 1/13/04

MICHELE L. BOYER
NOTARY PUBLIC
STATE OF TEXAS

NOTARY PUBLIC ACKNOWLEDGMENT FOR JAMES E. MCKAY

STATE OF ~~TEXAS~~ Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 5th day of January, 2004

NOTARY PUBLIC

My Commission Expires: NOV. 26, 2005
COMMISSION EXPIRES

TERESA GAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.