PICK-UP

Davidson County AFFIDAVIT
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Fees:12.00 Taxes:0.00
20040206-0014862

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The undersigned, being duly sworn, deposes and says:

1. That she is the daughter of Virginia Lee Tibbs and Robert Tibbs, both deceased.

2. That her name and address is as follows:

Deborah Lee Tibbs
3524 Lake Town Drive
Antioch, Tennessee 37013

3. That Virginia Lee Tibbs died on October 15, 1996, a resident of Davidson County, Tennessee, and her husband, Robert Tibbs died on September 18, 1976. That in 1971, the decedents conveyed a one-fifth interest of the below described property to three of their children, namely Helen Tibbs-Merritt, Daisy Tibbs Lee and Joyce Pack Tibbs, leaving the decedents with a four-fifths interest in the property. That upon the death of Robert Tibbs, his interest in the below described real estate passed to his wife, Virginia Lee Tibbs, by operation of law. Thus, Virginia Lee Tibbs was the owner of a four-fifths interest in the real property in Davidson County, Tennessee described as follows:

> Being Lot No. 31 on the Map of D.B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office for said County.
>
> Said Lot No. 31 is described as follows: Beginning on the north margin of Caldwell Avenue, formerly Lawrence Avenue, at the southeast corner of said lot at the intersection of an alley; thence with the westerly margin of said alley, northerly 175 feet to a point; thence northwesterly around a turn leading into another alley 5 feet to the south margin of said alley; thence westerly along the south margin of said alley 34 ½ feet to the corner of Lots Nos. 30 and 31; thence southerly with the line between said lots 175 feet to the north margin of Caldwell Avenue; thence easterly along said Avenue 87.3 feet to the beginning.
>
> Being the same property conveyed to Robert Tibbs and wife, Virginia Lee Tibbs (both deceased) by deed from Farris A. Deep and wife, of record in Book 2543, page 477, Register's Office of Davidson County, Tennessee. Also being the same property wherein the decedents conveyed a one-fifth interest to Helen Tibbs-Merritt, Daisy Tibbs Lee and Joyce Pack Tibbs of record in Book 4528, page 221, Register's Office of Davidson County, Tennessee.

This is property in Nashville, Tennessee, known as 1300 Caldwell Avenue, Nashville, TN 37212.

4. That Daisy Tibbs lee, Joyce Pack Tibbs, Helen Tibbs-Merritt, Robert Burns Tibbs and Deborah Lee Tibbs are the adult

children of the deceased and received the following described interest by the laws of descent and distribution in the State of Tennessee. The same being a fee simple estate.

Daisy Tibbs-Lee, one-fifth share.

Joyce Pack Tibbs, one-fifth share.

Helen Tibbs-Merritt, one-fifth share.

Robert Burns Tibbs, one-fifth share.

Deborah Lee Tibbs, one-fifth share.

There are no debts or encumbrances remaining which are or might become a lien on said interest in the described real estate.

Deborah Lee Tibbs

STATE OF TENNESSEE

COUNTY OF DAVIDSON}

Before me, a Notary Public, personally appeared Deborah Tibbs, the within named bargainor, with whom I am personally acquainted, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed said instrument for the purposes herein contained as her free act and deed.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal in said County on this 29th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: March 25, 2006

JADE E. GRAHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Monte D. Watkins
Attorney at Law
1326 Eighth Avenue North
Nashville, Tennessee 37208