THIS INSTRUMENT PREPARED BY:

HOMER R. AYERS, Attorney
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37072

Davidson County AFFIDAVIT
Recvd: 04/26/04 13:35 3pgs
Fees:17.00 Taxes:0.00
20040426-0047138

Affidavit of Heirship

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Patricia Ann Shepard Bayless & Nancy Carolyn Shepard Conner 1261 North Graycroft Avenue Madison, TN 37115	Same as New Owner	Map 041-16 Parcel 017.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, all being more than 18 years of age and sui juris, after being duly sworn, make affidavit, under oath as follows:

1. That by deed of record in Book 8049, page 932, Register's Office for Davidson County, Tennessee, Robert K. Franck and wife, Katherine E. Franck, conveyed to Carl E. Shepard, and wife, Virginia H. Shepard, certain real property in Davidson County, Tennessee, more specifically and particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of Section V, Bellshire Estates, as of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 124 front 89.1 feet on the north side of Tuckahoe Drive and runs back between lines, 228.5 feet on the west line and 225.3 feet on the east line to a dead line in the rear on which it measures 92 feet.
>
> BEING the same property conveyed to Carl E. Shepard, and wife, Virginia H. Shepard by deed of record in Book 8049, Page 932, Register's Office for Davidson County, Tennessee.
>
> The said property is improved property located at 1134 Tuckahoe Drive, Nashville, Tennessee 37207.

2. That Virginia H. Shepard died on January 5th, 2003, at which time ownership and title to the said property became vested in Carl E. Shepard, in fee simple.

3. That Carl E. Shepard died intestate on February 5th, 2004.

4. That undersigned, Patricia Ann Shepard Bayless and Nancy Carolyn Shepard Conner, were the only children born to or adopted by Carl Eric Shepard and Virginia H. Shepard, during their respective lifetimes and their only heirs-at-law.

5. That there was no probate or administration of the Estates of Carl Eric Shepard and Virginia H. Shepard.

6. That the Estates of Carl Eric Shepard and Virginia H. Shepard are non-taxable estates.

7. That neither Carl Eric Shepard nor Virginia H. Shepard received any TennCare benefits during their respective lifetimes.

8. That the real property described in paragraph 1 above is subject to a first mortgage lien in favor of Chase Mortgage Company with a present approximate balance in the amount of $3,000.00, evidenced by a deed of trust dated February 15 th, 1990, made by Carl E. Shepard and Virginia H. Shepard to Tommie J. Ferguson, Trustee, to secure to the beneficiary, Troy & Nichols, Inc. one note in the principal amount of $37,000.00, payable as provided therein, with all remaining balance due and payable on March 1st, 2005, said note and deed of trust having been assigned to Chase Mortgage Company.

9. That except as provided above, all of the debts and obligations owing by Carl Eric Shepard and Virginia H. Shepard, during their respective lifetimes or by reason of their respective deaths, have been paid in full and satisfied.

10. That ownership of the real property described in paragraph 1 above and located at 1134 Tuckahoe Drive, Nashville, Davidson County, Tennessee 37207, together with the improvements thereon and the appurtenances thereto, is now vested in following persons, as tenants in common, each owning one-half (½) undivided interest:

A. Patricia Ann Shepard Bayless
1261 North Graycroft
Madison, TN 37115

B. Nancy Carolyn Shepard Conner
504 Tomahawk Trail
Woodstock, GA 30188

11. That there are no other persons, corporations, or other entities who have an interest in the real property described in paragraph 1 above.

WITNESS our hands on this the day and date acknowledged below.

Patricia Ann Shepard Bayless
PATRICIA ANN SHEPARD BAYLESS

Nancy Carolyn Shepard Conner
NANCY CAROLYN SHEPARD CONNER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA ANN SHEPARD BAYLESS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of April, 2004.

My Commission Expires January 29, 2005

Jane A. Mack
NOTARY PUBLIC

STATE OF GEORGIA }
COUNTY OF Cherokee }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY CAROLYN SHEPARD CONNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12 day of April, 2004.

CRYSTAL DANOS NOTARY PUBLIC COBB COUNTY, GA

CRYSTAL DANOS
Notary Public, Cobb County, Georgia
My Commission Expires Dec. 5, 2005

Crystal Danos
NOTARY PUBLIC

My Commission Expires: _____