This Affidavit of Heirship Prepared by:
MTC Title - Tennessee, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027
(615) 371-8999

Davidson County AFFIDAVIT
Recvd: 05/25/04 08:40 6pgs
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AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF

NOW COMES Erica Monique Martin, having been first duly sworn and on his/her oath deposes and states that he/she is of lawful age and based upon personal knowledge further deposes and states:

1. That **Robert Johnson, Jr.** (the "decedent") died on **May 10, 2004** and wife, **Mary L. Johnson** (the "decedent") died on **May 19, 1995.**

2. That the decedents were survived by **Ingrid L. Johnson**. That the decedents had no other children, either natural or adopted.

4. That accordingly, the sole heirs-at-law of the decedents is **Ingrid L. Johnson**, who is an adult.

5. That no other person or entity has any right or interest in the real property located at **208 Cleveland Street, Nashville, TN 37207, Davidson County, Tennessee.** The decedent received their interest in said real property by deed from **Lovell & Malone** of record in Book **4385, page 675, Register's Office for Davidson County, TN**, to which reference is hereby made for a more complete description.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.

Further, affiant saith not.

Erica Monique Martin 5/11/04
Affiant

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of ~~April~~ May Erica, 2004, personally appeared before me, the undersigned, Erica Monique Martin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Notary Public

My Commission Expires: September 30, 2006

ROGER SHEAVES ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

This instrument prepared by:
Brenda R. Lehman
Attorney At Law
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE) ss
COUNTY OF Davidson)

The undersigned, Erica Monique Martin, having been first duly sworn on my oath deposes and states that:

1. My name is Erica Monique Martin and I reside at 3025 Lyndale Drive, in the city of Nashville, County of Tennessee, State of Tennessee.

2. During his lifetime, I was a personal acquaintance of **Robert Johnson Jr.** and I am fully aware of his circumstance in life and her family situation and I know that she departed this life in **May 10, 2003**.

3. That Robert Johnson Jr. and Mary L. Johnson were married at the time of the purchase of the real property located at 208 Cleveland Street, Nashville, TN 37207, Davidson County, Tennessee, and described as follows: Land in Davidson County, Tennessee, being Lot No. 1 on the map of Dr. V. S. Lindsley's Addition to Edgefield, being a resubdivision of Lot 86 and part of 87, as of record in Book 3106, Page 130, and in Book 57, Page 25, Register's Office for said County, described as follows:
Beginning at a point in the south margin of Cleveland Street, at the corner of Lots 1 and 2; thence with the line between said lots, southerly 104 feet to a point; thence westerly 64.44 feet to a concrete monument in the east margin of the first alley west of Stockell Street; thence with the margin of said Alley, northerly 83.86 feet to the beginning of a curve; thence around said curve, northeasterly 31.3 feet to the south margin of Cleveland Street; thence with the margin of the same, easterly 44.3 feet to the point of beginning.

4. The said **Mary L. Johnson** (spouse of deceased) having predeceased **Robert Johnson, Jr.**, departing this life on **May 19, 1995**.

5. At the time of his death **Robert Johnson, Jr.** was an unmarried Widower.

6. During my period of association with **Robert Johnson, Jr.**, I came to my own and personal knowledge that his daughter, whose name is **Ingrid L. Johnson** and address is 208 Cleveland Street, was his sole and exclusive heir.

7. Thus, by my own and personal knowledge, I hereby swear and affirm that **Ingrid L. Johnson** is the owner(s) in fee simple, free of any claims or encumbrances, of that certain parcel of real property commonly known as 208 Cleveland Street, Nashvile, TN 37207, and more specifically described in paragraph 3 above.

8. This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

9. Further affiant sayeth not.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.

Erica M Martin 5/11/04
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of May, 2004, personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Erica M Martin (to me known or proved to me on the basis of satisfactory evidence), who is of lawful age, and being first duly sworn according to law, and on oath deposed and stated that the foregoing affidavit was based upon personal knowledge of facts and was given as a free and voluntary act, to be the person who executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 11th day of ~~April~~ May 2004.

Notary Public

My Commission Expires: September 30, 2006

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

This instrument prepared by:
Brenda R. Lehman
Attorney At Law
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE) ss
COUNTY OF Davidson)

The undersigned, Erica Monique Martin, having been first duly sworn on my oath deposes and states that:

1. My name is Erica Monique Martin and I reside at 3025 Lyndale Street, in the city of Nashville, County of Davidson, State of Tennessee.

2. During her lifetime, I was a personal acquaintance of Mary L. Johnson (errr) and I am fully aware of her circumstance in life and her family situation and I know that she departed this life in 5/19/1995 (mo. & yr.). (errr)

3. That Mary L. Johnson was married/unmarried at the time of the purchase of the real property located at 208 Cleveland St. Nashville Davidson County, Tennessee, and described as follows:

Legal Description

4. The said Robert Johnson Jr. (spouse of deceased) having predeceased Mary L. Johnson, departing this life in 5/10/2003 (mo. & yr).

5. At the time of her death Robert Johnson Jr. was an unmarried Widow.

6. During my period of association with Mary L Johnson (errr), I came to my own and personal knowledge that her daughter (son/daughter, etc), whose names and addresses is/are Ingrid Johnson, was her sole and exclusive heir(s).

7. Thus, by my own and personal knowledge, I hereby swear and affirm that Ingrid Johnson is/are the owner(s) in fee simple, free of any claims or encumbrances, of that certain parcel of real property commonly known as 208 Cleveland St. Nashville TN, and more specifically described in paragraph 3 above.

8. This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

9. Further affiant sayeth not.

WARNING: TCA 30-2-712(f) provides whoever shall willfully, corruptly and falsely swear to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify his making such a sworn statement, and such statement is false, commits a Class E felony.

Erica M Martin 5/11/04
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of May, 2004, personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named ERICA M MARTIN (to me known or proved to me on the basis of satisfactory evidence), who is of lawful age, and being first duly sworn according to law, and on oath deposed and stated that the foregoing affidavit was based upon personal knowledge of facts and was given as a free and voluntary act, to be the person who executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville this 11th day of May, 2004.

Notary Public

My Commission Expires: September 19, 2006

ROGER SHEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

AFFIDAVIT AND INDEMNITY AGREEMENT

REGARDING THE ESTATE OF

ROBERT JOHNSON, JR.

WHEREAS, the FIRST AMERICAN TITLE INSURANCE COMPANY, hereinafter referred to as "the Company," is about to issue its Title Insurance Policy through First American Title Insurance Company, hereinafter referred to as "the Title Insurance Policies," or an Opinion Letter in respect to the lands described in the Company's Commitments for Title Insurance No. 16917, ("the Commitments"); and

WHEREAS, the Company has been requested to issue the Title Insurance Policies or Opinion Letter and may hereafter in the ordinary course of its business, issue title insurance policy or policies or commitments therefor in the form or forms now or then commonly used by the Company in respect to the lands or to some part or parts thereof, or interest therein, all of the foregoing being hereafter referred to as "Future Policies or Commitments," without exception to debts, federal estate taxes or state inheritance taxes against the Estate of Robert Johnson, Jr..

WHEREAS, the Company would refrain from issuing the Title Insurance Policies in said manner in the absence of the representations, agreements and undertakings contained herein.

NOW THEREFORE, the undersigned, as a material inducement to the Company to issue the Title Insurance Policies in said manner, represents and affirms as follows:

1. We are the executor/Administrator of the Estate of Robert Johnson, Jr., deceased.

2. Creditors, who were unascertainable after reasonable, diligent efforts made by the personal representative of said Estate, were given notice by publication as prescribed in Tennessee Code Annotated Section 30-2-306.

3. Creditors, whose addresses were known or reasonable ascertainable, were given actual notice in person or by mail.

4. The only claims filed within the prescribed six month period were the following: (if none, so state)

   No Liens

5. The Estate is not subject to federal estate, Tennessee state inheritance taxes, or, in the event it is subject to these matters, has sufficient assets to satisfy them.

FURTHER, the undersigned, jointly and severally, for themselves, their heirs, personal representatives and assigns, do hereby covenant and agree with the Company: (1) To forever fully protect, defend and save the Company harmless from and against any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur under or by reason of, or in consequence of, the Title Insurance Policies being issued in said manner; (2) To provide for the defense, at their own expense, on behalf of and for the protection of the Company and parties protected under the Policies who may become so protected, against loss or damage under the Title Insurance Policies (but without prejudice to the right of the Company to defend if it so elects) in all litigation consisting of actions or proceedings based on any items referred to above which may be asserted or attempted to be asserted, established or enforced into, upon, against or in respect to the lands or any part thereof, or interest therein; (3) To pay, discharge, satisfy or remove all or any of the items referred to above, when called upon by the Company after thirty (30) days' notice in writing and mailed to the undersigned at the address set out below; and (4) That each and every provision herein shall extend and be enforced concerning Future Policies or Commitments.

Nothing contained herein shall be construed so as to obligate the Company to issue its Title Insurance Policies in the form requested. However, should the Company issue any such Title Insurance Policies, it will do so in reliance upon the undertakings of the undersigned, and the issuance of such Title Insurance Policies shall be the consideration for the above undertakings by the undersigned.

The Company shall have the right at any time hereafter, upon notice to the undersigned below, when it shall deem necessary, expedient, desirable or of interest to do so, in its sole discretion, to pay, discharge, satisfy or remove from the title to said real estate all or any of the items set out above. The undersigned covenants and agrees to pay to the Company all amounts so expended on demand.

It is understood that should the Company, relying upon the representations and agreements contained herein, determine to issue the Policy without the Exceptions, the issuance of the Policy without the Exceptions shall constitute good and adequate consideration for the within indemnities and agreements of the undersigned heirs at law.

IN WITNESS WHEREOF, the undersigned have executed this agreement this ___ day of ~~April, 2004~~. May 2004 Erm

Erica M Martin _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Erica M. Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the within instrument for the purpose therein contained. Witnessed and dated this 11th day of ~~April, 2004~~. May 2004 Erm

My commission expires:
September 30, 2006

_____
Notary Public

ROGER SHEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

DUP

Tennessee

The Volunteer State

IDENTIFICATION ONLY

072452372

Issued 08-21-2003
Birthdate 08-03-1973

ERICA MONIQUE
MARTIN
3028 LYNDALE DRIVE
NASHVILLE, TN 37207

SSN ON FILE
Sex F
Ht 5'06"
Eyes BR





NOT VALID FOR THE OPERATION OF ANY TYPE OF VEHICLE

Erica Martin