PBOB 24B

Davidson County AFFIDAVIT
Recvd: 11/04/04 11:13 6pgs
Fees:32.00 Taxes:0.00
[redacted]
20041104-0133061

Prepared by:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Suite 205
Brentwood, TN 37027

NEW OWNER(S)

Frank W. Poag, et al
1107 Green Leaf Way
Franklin, TN 37069

SEND TAX BILL

NEW OWNERS

MAP:147-01
PARCEL:15

AFFIDAVIT OF HEIRSHIP

Mary J. Poag of Murfreesboro, Tennessee, **April S. Poag** of Cincinnati, Ohio, **Frank W. Poag** of Franklin, Tennessee, **Gene R. Poag** of Marietta. Georgia, and **Karen A. (Poag) Harper** of Birmingham, Alabama, being of lawful age and being duly sworn according to the law, upon oath says:

That the statement(s) hereinafter set forth constitutes a true and correct statement(s) of status of the ownership of real property known as **346 Lynn Drive, Nashville, Tennessee, 37211**, and described in Exhibit "A" hereto attached:

1. Lillian Sue Nell Harper Poag, a/k/a **Sue H. Poag**, and Ward Poag are the parents of the aforesaid children.

2. Sue H. Poag and Ward Poag having since divorce (Docket No. 86D-245 in the Fourth Circuit Court). Sue H. Poag never remarried nor had any other children than as stated herein.

3. Mary J. Poag, April S. Poag, Frank W. Poag, Gene R. Poag and Karen A. Harper, are the only children and heirs-at-law of Sue H. Poag.

4. Sue H. Poag died intestate on the 28th day of April, 2004.

5. There are currently No administrative proceedings on decedent's estate and the final settlement of said estate has not been executed. There are no unpaid bills or obligations due by decedent that have not been satisfied completely or will be

RE-RECORD

Davidson County AFFIDAVIT
Recvd: 11/04/04 15:27 7pgs
Fees:37.00 Taxes:0.00
20041104-0133343

satisfied completely. The unpaid bills include any unpaid federal and state income or estate taxes and TennCare, if applicable. That we, the undersigned indemnify the any lender, if applicable, the closing agent, Title Escrow of Brentwood, Inc., and the title insurance company, Stewart Title Guaranty Company from any claims to the Estate of Sue H. Poag.

6. Inasmuch as this Agreement pertains to real property located in Nashville, Davidson County, Tennessee, the laws of the State of Tennessee shall be controlling with respect to enforcement or interpretation of this Affidavit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day below written.

IN WITNESS WHEREOF, I have executed this instrument on the 15th day of October, 2004.

Frank W Poag

Frank W. Poag

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank W. Poag, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of October, 2004.

A B Waddell

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

IN WITNESS WHEREOF, I have executed this instrument on the 15th day of October, 2004.

Mary J. Poag

Mary J. Poag

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mary J. Poag,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of October, 2004.

Tina Smotherman

NOTARY PUBLIC

TINA SMOTHERMAN
Notary Public At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 3-20-05

IN WITNESS WHEREOF, I have executed this instrument on the 12th day of October, 2004.

April Suzanne Poag
April S. Poag

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **April S. Poag,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of October, 2004.

Mark A. Bauknecht
NOTARY PUBLIC

My Commission Expires:

MARK A. BAUKNECHT
Notary Public, State of Ohio
My Commission Expires Sept. 25, 2006

IN WITNESS WHEREOF, I have executed this instrument on the 11 day of October, 2004.

Gene R Poag

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Gene R. Poag,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2004.

NOTARY PUBLIC

Notary Public, Cobb County, Georgia
My Commission Expires September 3, 2005

My Commission Expires:



IN WITNESS WHEREOF, I have executed this instrument on the 8 day of October, 2004.

Karen A Harper
Karen A. Harper

STATE OF ALABAMA)
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Karen A. Harper,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 9-17-05

E X H I B I T " A "

BEING Lot No. 414, on the Plan of Caldwell Hall, Section 6, of record in Plat Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Ward Poag and wife, Sue H. Poag by deed from James Grady Bowman, Jr. and wife, Marilyn D. Bowman of record in Book 5462, Page 403, Register's Office, Davidson County, Tennessee. James Ward Poag and Lillian Sue Nell Poag having since divorced (Docket No. 86D-245) the Court vested the property to Lillian Sue Nell Poag as evidenced in the Divorce Decree of record in Book 7119, page 624, Register's Office for Davidson County, Tennessee. Lillian Sue Nell Harper Poag a/k/a Sue H. Poag having since died on April 28, 2004 intestate.