PICK-UP

Davidson County AFFIDAVIT
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Fees:22.00 Taxes:0.00
20050304-0024023

Prepared by:
Monica D. Edwards, Esq.
1130 Eighth Avenue, South
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Jackie Cox
1062 2nd Avenue, South
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

MAP/Par.:093-15-0 338.00
MAP/Par.:105-03-0 100.00
MAP/Par.:093-15-0 291.00
MAP/Par.:105-03-0 109.00

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **Jackie Cox**, Executrix of the **ESTATE OF RICHARD CHRISMON, JR.**, deceased, being duly sworn, deposes and states:

RICHARD CHRISMON, JR., deceased, owner of the following described parcels of real estate died on or about the 22nd day of October, 2003, a resident and citizen of Nashville, Davidson County, Tennessee. Said land is described as follows, to wit:

Tract I - Improved property known as 1062 2nd Avenue, South, Nashville, Tennessee 37210

A lot or parcel of land on the easterly side of Second Avenue South in the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Second Avenue South, 90 feet southerly from the southwest corner of Lot No. 12 of the University Plan of Lots, said point being the southwest corner of the property conveyed to Robert J. Crutchfield by deed from Julin Steiglitz, of record in Book 175, page 399, Register's Office for said County; thence with Crutchfield southerly line, eastwardly 189 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 40 feet to the northeast

corner of the property conveyed to Mary Lou Powell and husband, by deed from Elise Gordon Crouch, et al, of record in Book 767, page 246, Register's Office; thence with Powell's northerly line, westwardly 189 feet, more or less, to the easterly margin of Second Avenue South; thence with the same, northwardly 40 feet to the beginning.

BEING the same property conveyed to Richard Chrismon, Jr., by by deed from Richard Chrismon, Sr. and wife, Ida Mai Chrismon, of record in Book 5020, Page 99, Register's Office for Davidson County, Tennessee.

Tract II Unimproved property known as 1064 2nd Avenue, South, Nashville, Tennessee 37210

LAND in Davidson County, Tennessee described as follows:

BEGINNING on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of the property conveyed to Freeman Green and wife, by deed from Kate B. Elliot and husband, of record in Book 853, page 206, Register's Office for said County, said point being 198 feet, 8 inches, more or less, north of the northerly margin of Mallory Street; thence with the easterly margin of said Avenue, northwardly 37 feet, 4 inches to the southwest corner of the property conveyed to Robert E. Lillard and wife, by deed from H.L. Parman of record in Book 989, page 211, said Register's Office; thence with said Lillard's southerly line, eastwardly 190 feet, more orless, to the westerly margin of an alley; thence with said alley, southwardly 37 feet 4 inches to the northeast corner of said Green property; thence with the northerly line of same, westwardly 190 feet, more or less to the beginning.

BEING the same property conveyed to Richard Chrismon, Jr. and wife, Ruth O. Chrismon, by deed from Sylvester Echols, of record in Book 8171, Page 223, Register's Office for Davidson County, Tennessee; **THE** said Ruth O. Chrismon having predeceased, Richard Chrismon, Jr. in death.

Tract III Improved property known as 1061 2nd Avenue, South, Nashville, Tennessee 37210

BEING the southerly 14 feet of Lot no. 21 and the northerly 16 feet of Lot No. 22 in Isaac Paul's Elysian Grove Plan of Lots in Nashville, Tennessee, fronting together 30 feet on the westerly side of Market Street and running back westerly between parallel lines 136 feet, more or less, to an alley.

BEING the same property conveyed to Richard Chrismon, Jr.

and wife, Ruth Chrismon, by deed from Ruth Benjamin, of record in Book 7247, Page 517, Register's Office for Davidson County, Tennessee; **THE** said Ruth Chrismon having predeceased, Richard Chrismon, Jr. in death.

Tract IV Improved property known as 1102 2nd Avenue, South, Nashville, Tennessee 37210

LOT in the City of Nashville, Tennessee on the East Side of Second Avenue, South (Market Street) beginning at Thomas Walker's Southwest corner (which is Four Hundred and Fifty (450) feet from Chestnut Street and running thence Southwardly with the Eastern margin of Second Avenue, South (Market Street) Easterly and parallel with Thomas Walker's Southern boundary line One Hundred and Eighty (180) feet more or less to an alley; thence Northwardly with said alley Forty (40) feet to Thomas Walker's Southeast corner and then Westwardly One Hundred and Eighty (180) feet more or less with Thomas Walker's Southern Boundary line to the beginning.

BEING the same property conveyed to Richard Chrismon and wife, Ruth O. Chrismon, by deed from Nail Shakir, of record in Book 66162, Page 970, Register's Office for Davidson County, Tennessee; **THE** said Ruth O. Chrismon having predeceased, Richard Chrismon, Jr. in death.

RICHARD CHRISMON, JR. died testate, his Last Will & Testament was admitted to probate by the 7th Circuit Court for Davidson County, Tennessee, Docket No. 03P-1833 on the 19th day of November, 2003 and is of record as Will Book 5537/1325170.

THE real estate as above described was bequeathed to JACKIE COX,, pursuant to the terms of the Last Will & Testament of **RICHARD CHRISMON, JR.**, deceased.

THAT RICHARD CHRISMON, JR., deceased, was unmarried at his death.

THAT there are no debts or encumbrances existing which are a lien on said interest in the above described real estate except:

A MORTGAGE ON TRACT I (1062 2nd Avenue, South, Nashville, Tennessee) payable to Bank of America with an approximate mortgage balance in the amount of $16,850.19.

Jackie Cox
JACKIE COX, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **JACKIE COX**, Executrix of the Estate of Richard Chrismon, Jr., deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 21st day of February, 2005.

Monica B. Edwards
NOTARY PUBLIC

My Commission Expires: 07/30/05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Jackie Cox
AFFIANT

SWORN to and **SUBSCRIBED** before me this 21st day of February, 2005.

Monica B. Edwards
NOTARY PUBLIC

My Commission Expires: 07/30/05