This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
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1850 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2408

Davidson County AFFIDAVIT
Recvd: 07/20/05 14:14 3 pgs
Fees:17.00 Taxes:0.00
20050720-0084428

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn hereby deposes and says:

1. I am over the age of 18.

2. Dorothy Gunn Roberts, a resident of Nashville, Davidson County, Tennessee, died on March 28, 2005 (herein called the "Decedent"), leaving two (2) adult children, whose names are Meredith C. Roberts (who is now referred to as Meredith Roberts Henry) and Martin S. Roberts, III. No other children were born to the Decedent. The Decedent was unmarried at the time of her death, having divorced Martin S. Roberts, Jr. on July 1, 1993.

3. At the time of the Decedent's death, she owned a fee simple interest in the following described real estate (the "Property"):

   See Exhibit A attached hereto and incorporated herein by this reference.

4. On April 19, 2005, the Decedent's Last Will and Testament was admitted to probate in the Seventh Circuit Court, Davidson County, Tennessee, Probate Division (Docket No. 05P-597). The Decedent's Last Will and Testament, a copy of which I have reviewed, provides that, "any money or personal property that I might have be equally divided between my two children Meredith C. Roberts and Martin S. Roberts, III." The Decedent's Last Will and Testament failed to deal with her Property. As a result, the Decedent's Property passed under the Tennessee laws of intestacy.

5. The Decedent's two (2) children, Meredith C. Roberts (now known as Meredith Roberts Henry) and Martin S. Roberts, III are the only heirs of the Decedent by virtue of the laws of the State of Tennessee regarding descent and distribution.

6. As a result of the laws of the State of Tennessee regarding descent and distribution, the Decedent's children, Meredith C. Roberts (now known as Meredith Roberts Henry) and Martin S. Roberts, III are now the current owners of any and all interest that the Decedent had in the Property at the time of her death.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

MARTIN S. ROBERTS, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARTIN S. ROBERTS, III**, the within named 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, at office, this 14th day of July, 2005.

TINA C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 20 May 2006

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing the Subdivision of Lots No. 12 and 13 and resubdivision of Lots 10 and 11 of Belle Meade No. 2 of record in Book 421, page 112, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Martin S. Roberts, Jr. and wife, Dorothy G. Roberts, by deed from Albert A. Gore, Jr. and wife, Mary Elizabeth Gore, of record in Book 5102, page 729, said Register's Office. Martin S. Roberts (A/K/A Martin S. Roberts Jr.), in accordance with the terms of that certain Final Decree of divorce in the Circuit Court for Davidson County, Tennessee, in the case of Martin S. Roberts vs. Dorothy G. Roberts, appearance number 97D-2832, then conveyed his interest in said property (except for a 5% ownership interest which he retained) to Dorothy G. Roberts by Quitclaim Deed of record in Book 11051, page 479, said Register's Office.

This is improved property commonly known as 4421 Sheppard Place, Nashville, TN 37205.