PICK-UP

AFFIDAVIT OF HEIRSHIP

Davidson County AFFIDAVIT
Recvd: 09/12/05 08:50 4 pgs
Fees:22.00 Taxes:0.00
20050912-0109007

Property:	1711 Ashwood Avenue, Nashville, TN 37212
Map:	104-16
Parcel:	138
Prior Owner:	Mary Dean Clement (Deceased on June 24, 2005, whose beneficiaries named in her Will predeceased her.)
New Owners:	Heirs of Mary Dean Clement (each owning the respective undivided interest set forth in paragraph II below): Dr. J. Edwin Clement Andrew L. Clement Charles E. Clement Rachel C. Rosen William C. Dahlgran Carolyn Dahlgran Berry W. Edwin Dahlgran Roger A. Dahlgran Elizabeth Dahlgran Baldwin James R. Dahlgran
Send Tax Notices To:	Charles E. Clement 756 West King Street P. O. Drawer 32 Boone, NC 28607

The undersigned, Charles E. Clement, being first duly sworn, makes oath to the following facts:

I. PURPOSE OF AFFIDAVIT

This Affidavit is made pursuant to the provisions of TCA § 30-2-712 in order to establish title to real estate and to determine that the persons set forth in paragraph II below (as the sole heirs of Mary Dean Clement, who died in Davidson County, Tennessee, on June 24, 2005, and whose Will named beneficiaries who predeceased her) are legally entitled to the real estate located in Davidson County, Tennessee described in paragraph IV below.

II. HEIRS OF MARY DEAN CLEMENT

Mary Dean Clement died June 24, 2005. Her Will, dated January 9, 1976, was probated on August 30, 2005, by order of Robert H. Bradshaw, Probate Master of the Seventh Circuit Court for Davidson County, Tennessee, under Docket No: 05P975. The beneficiaries named in

the Will of Mary Dean Clement predeceased her. Her sole heirs and their respective undivided interests in the real estate described in Paragraph IV below, are as follows:

Intestate Heirs of Mary Dean Clement	Relationship of Heirs to Mary Dean Clement	Undivided Interest in the Property
Dr. J. Edwin Clement 102 Martinsborough Road Greenville, NC 27858	Nephew (Son of Edwin A. Clement, Deceased)	One-Ninth
Andrew L. Clement 504 Sandcastle Court Wilmington, NC 28405	Nephew (Son of Edwin A. Clement, Deceased)	One-Ninth
Charles E. Clement 756 W King Street Boone, NC 28607-3422	Nephew (Son of Edwin A. Clement, Deceased)	One-Ninth
Rachel Rosen 4 Harbor Terrace Nantucket, MA 02554	Niece (Daughter of Rachel Clement Doody, Deceased)	One-Third
William C. Dahlgran 3095 Evelyn Street Roseville, MN 55113	Great Nephew (Grandson of Elizabeth Clement Henley, Deceased)	One-Eighteenth
Carolyn Dahlgran Berry 3375 Anderson Hill Road SW New Philadelphia, OH 44663	Great Niece (Granddaughter of Elizabeth Clement Henley, Deceased)	One-Eighteenth
W. Edwin Dahlgran 1411 Stafford Avenue Ames, IA 50010-5664	Great Nephew (Grandson of Elizabeth Clement Henley, Deceased)	One-Eighteenth
Roger A. Dahlgran 1621 W Caspian Drive Tucson, AZ 85704-1914	Great Nephew (Grandson of Elizabeth Clement Henley, Deceased)	One-Eighteenth
Elizabeth Dahlgran Baldwin 57665 380th Street Hastings, IA 51540	Great Niece (Granddaughter of Elizabeth Clement Henley, Deceased)	One-Eighteenth
James R. Dahlgran 1440 Qattara Street Idaho Falls, Idaho 83409-6246	Great Nephew (Grandson of Elizabeth Clement Henley, Deceased)	One-Eighteenth

III. AFFIANT

Affiant, Charles E. Clement, SSN: [redacted]-4246, is a nephew of the decedent, Mary Dean Clement, and a duly qualified and licensed attorney at law in the State of North Carolina. His residence and office address is 756 W King Street, Boone, NC 28607-3422.

IV. DESCRIPTION OF PROPERTY

The real estate to which this Affidavit applies is generally described as 1711 Ashwood Avenue, Nashville, Tennessee, and is identified as Map: 104-16, Parcel: 138, Official Property Records of Nashville, Davidson County, Tennessee. The legal description of the real estate is as follows:

> Land in Davidson County, Tennessee, being lot No. 111 in George W. Blair's subdivision of Belmont Heights property, a plan of which is of record in Book No. 161, page 175 of the Register's Office of Davidson County, Tennessee, and a revised plan thereof is of record in Book No. 332, page 56 in said Register's Office. Said lot No. 111 fronts 60 feet on the south side of Ashwood Avenue and runs back between parallel lines 174.7 feet, more or less, to an alley.
>
> Being part of the property conveyed to A. E. Clement by deed from Edmund Cook and wife, Mrs. Annie Cargill Cook, dated July 31, 1917, of record in Book 502, page 263, Office of the Register for Davidson County, Tennessee.

V. DERIVATION OF TITLE

(a) Deed to A. E. Clement (a/k/a Andrew E. Clement): The real estate to which this Affidavit relates was conveyed to A. E. Clement by Deed from Edmund F. Cook and wife, Mrs. Annie Cargille Cook, by Deed of record in Book 502, Page 263, Office of the Register of Davidson County, Tennessee. The said deed included both Lots 111 and 112 of George W. Blair's Subdivision of Belmont Heights.

(b) Transfer of Lot No. 112: By deed dated October 22, 1925, of record in Book 629, page 331, Office of the Register for Davidson County, Tennessee, A. E. Clement and wife, Alice Dean Clement, conveyed Lot No. 112 of George W. Blair's Subdivision of Belmont Heights to Vera E. Cunningham. Ownership of Lot No. 111 was retained.

(c) Devise to Alice Dean Clement: The said A. E. Clement (a/k/a Andrew E. Clement) died in Davidson County, Tennessee, on April 2, 1943, leaving a Last Will and Testament which was probated in the County Court for Davidson County, Tennessee, and is of record in Will Book 59, Page 47, Office of the Probate Clerk for Davidson County, Tennessee. The said Will of A. E. Clement devised and bequeathed all property of A. E. Clement (a/k/a Andrew E. Clement), including the real estate herein described, to his wife, Alice Dean Clement.

(d) Devise to Mary Dean Clement: The said Alice Dean Clement died in Davidson County, Tennessee, on September 30, 1974. Her Last Will and Testament, dated October 25, 1968, was probated October 17, 1974 in the County Court for Davidson County, Tennessee under Docket No: 60577. The Will of Alice Dean Clement is of record in Will Book 111, Page 509, Office of the Probate Clerk for Davidson County, Tennessee. By the terms of the residuary clause contained in the said Will, the real estate to which this Affidavit relates was devised to Mary Dean Clement.

(e) Will of Mary Dean Clement. The said Mary Dean Clement died on June 24, 2005. Her Last Will and Testament, dated January 9, 1976, was probated August 30, 2005, in the Seventh Circuit Court for Davidson County, Tennessee under Docket No: 05P975. Certified copies of the said Will and Order of Probate are of record in the Office of the Register for Davidson County, Tennessee, as instruments no. _____ and _____, respectively. The beneficiaries named in the said Will predeceased Mary Dean Clement, leaving issue who survived her.

(f) Heirs of Mary Dean Clement. Under the provisions of the Tennessee Anti-Lapse Statute, TCA § 32-3-105, the heirs of Mary Dean Clement who inherited the real estate herein described are her nephews, niece, great-nephews and great-nieces whose names, addresses and interests are set forth in paragraph II above.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Heirship on this 2nd day of September, 2005.

Charles E. Clement

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

Sworn to and subscribed before me this 2nd day of September, 2005.

Judy C Hollers
Notary Public

My Commission Expires: 5/2/2009



THIS INSTRUMENT WAS PREPARED BY:

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