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This instrument prepared by:

J. Terry Price
Guenther, Jordan & Price, P.C.
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203
(615) 329-2100

Referenced:
Map and Parcel 142-1A100 #41
Map and Parcel 90-12-168

Davidson County AFFIDAVIT
Recvd: 03/06/06 15:20 3 pgs
Fees:17.00 Taxes:0.00
20060306-0025821

AFFIDAVIT OF HEIRSHIP

STATE OF ~~TENNESSEE~~ VIRGINIA)
~~COUNTY~~ City OF ~~DAVIDSON~~ Richmond)

I, Martha R. Skelton, after being duly sworn, depose and say as follows:

1. My name is Martha R. Skelton. I reside at 4811 Long Shadow Drive, Midlothian, Virginia 23112.

2. I am one of only two children of Bessie Ruth Skelton and J. Roger Skelton. My brother, Frederick R. Skelton is the only other child of Bessie Ruth Skelton and J. Roger Skelton. We are both adults.

3. Bessie Ruth Skelton died March 18, 2001. Her estate was administered in the Probate Court for Davidson County, Tennessee, Docket Number 01 P-481 and was closed on November 19, 2001. In her will, J. Roger Skelton was the sole beneficiary of her estate.

4. J. Roger Skelton died December 29, 2004. Because there were no probate assets to be administered, no formal estate administration took place. The Last Will and Testament of J. Roger Skelton was filed with the Probate Court for Davidson County, Tennessee as an unprobated will on February 25, 2005. In the will J. Roger Skelton left all of his assets, in equal shares to his two children, me, Martha R. Skelton, and my brother, Frederick R. Skelton. A sworn inheritance tax return for the assets of J. Roger Skelton was timely filed with the Tennessee Department of Revenue and an Inheritance Tax Closing Letter was issued as evidence that this was a nontaxable estate.

5. J. Roger Skelton and wife, Bessie R. Skelton were the owners of a condominium in Davidson County, Tennessee, known as 8207 Sawyer Brown Road, Unit G-1, Nashville, Tennessee 37221 and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit G-1, together with the Carport designated No. G-1-C, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for said County, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to J. Roger Skelton and wife, Bessie R. Skelton by Warranty Deed of record as Book 6220, page 547, Register's Office for said County. This property description was taken from the prior conveyance of said property.

6. Bessie R. Skelton died leaving J. Roger Skelton as the sole owner of 8207 Sawyer Brown Road, Unit G-1, Nashville, Tennessee 37221, by operation of law.

7. Bessie R. Skelton was the sole owner of a parcel of land in Davidson County, Tennessee, known as 6316 Edsel Drive, Nashville, Tennessee 37209 and more particularly described as follows:

Being Lot No. 144 on the Plan of Charlotte Park, Section II Subdivision, as of record in Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bessie R. Skelton by Warranty Deed of record as Book 11059, page 245, Register's Office for said County. This property description was taken from the prior conveyance of said property.

8. Bessie R. Skelton died leaving all of her property, including all interest in 8207 Sawyer Brown Road, Unit G-1, Nashville, Tennessee 37221 and 6316 Edsel Drive, Nashville, Tennessee 37209 to her husband, J. Roger Skelton.

9. J. Roger Skelton died testate December 29, 2004, leaving all of his property to his two children, Frederick R. Skelton and Martha R. Skelton in equal shares. As a result, his surviving children are the sole beneficiaries under his Will. Because there was no probate estate to be administered, there was no formal administration of this estate. Under the Tennessee laws of descent and distribution, his surviving children are also the only heirs at law of J. Roger Skelton. As a result, the beneficiaries, Frederick R. Skelton and Martha R. Skelton, take this property in identical shares under the Will or under the law.

10. At the time of his death, J. Roger Skelton was the sole owner of the above properties commonly known as 8207 Sawyer Brown Road, Unit G-1, Nashville, Tennessee 37221 and 6316 Edsel Drive, Nashville, Tennessee 37209.

11. Therefore Frederick R. Skelton and Martha R. Skelton are owners, in equal shares, as tenants in common and without a right of survivorship, of those parcels of land known as 8207 Sawyer Brown Road, Unit G-1, Nashville, Tennessee 37221 and 6316 Edsel Drive, Nashville, Tennessee 37209, both under the Will and under the law.

12. There were and are no debts or claims against Bessie Ruth Skelton and J. Roger Skelton or the estates of Bessie Ruth Skelton and J. Roger Skelton which are or would be payable from the real property described above, whether or not such claims have been filed in the courts of Davidson, Tennessee.

13. There were and are no federal, state, or local taxes, including death taxes on the estates of Bessie Ruth Skelton and J. Roger Skelton, which constitute a claim or lien against the real property described above.

14. There were and are no Tennessee inheritance taxes due by reason of the death of Bessie Ruth Skelton and J. Roger Skelton which are payable from the real property described above.

Dated this 23rd day of February, 2006.

Martha R. Skelton

Martha R. Skelton

Before me, a notary public in and for said county, personally appeared Martha R. Skelton, after being duly sworn, stated that the facts contained in the foregoing affidavit are true to the best of her knowledge, information, and belief.

NOTARY PUBLIC

My Commission Expires: 10/31/06