Prepared By:
Realty Title+ Escrow
3815 Cleghorn Ave. Ste. 102
Nashville, TN 37215

Realty Title
48-A

AFFIDAVIT OF HEIRSHIP AND INDEMNITY AGREEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now the undersigned, being duly sworn, this 1st day of March, 2006, and make oath that the following statements are true and accurate:

1. That the undersigned Kenneth Loyal, Leroy Loyal, Jr. and Julia Williams are the only children of Julia M. Loyal, deceased.
2. That there are no other children of Julia M. Loyal, deceased, either natural or adopted.
3. That Julia M. Loyal, deceased, had no children, either natural or adopted, who predeceased her.
4. That Julia M. Loyal died unmarried and intestate in 1993.
5. That the undersigned hereby attest that due to the passage of time, they have no record of their father's, Leroy Theodis Loyal's, death.
6. That the undersigned further attest that Leroy Theodis Loyal, husband of Julia M. Loyal, predeceased Julia M. Loyal, having died in 1971.
7. That immediately prior to her death, Julia M. Loyal was the owner of certain real property located at 2810 Georgia Avenue, Nashville, TN 37209.
8. That the undersigned have elected not to probate the Estate of Julia M. Loyal, deceased, and have no intention of ever probating the Estate of Julia M. Loyal, deceased.
9. That the undersigned Kenneth Loyal, Leroy Loyal and Julia Williams are the only heirs at law of Julia M. Loyal, deceased.
10. That the undersigned are aware of the sale of said real property located at 2810 Georgia Avenue, Nashville, TN 37209 to Stephen Fouche.
11. That Stephen Fouche has paid $ 6,600.00 to purchase said property, which amount the undersigned believe to be a fair and reasonable price for the property.
12. That there are sufficient personalty assets in the Estate of Julia M. Loyal, deceased, to pay any claims, taxes and/or TennCare obligations of Julia M. Loyal or her estate.
13. That the undersigned understand that the proceeds from the sale of said property could be subject to the claims of creditors against Julia M. Loyal or her estate.
14. That the undersigned agree to indemnify and hold harmless Realty Title & Escrow Company, Inc. and Southern Title Insurance Corporation for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 2810 Georgia Avenue, Nashville, TN 37209 in reliance on this affidavit.

In Witness Whereof and in testimony hereto We have signed our names:

Davidson County AFFIDAVIT
Recvd: 03/07/06 11:07 2 pgs
Fees:12.00 Taxes:0.00
20060307-0026226

Kenneth Loyal

Leroy Loyal

Julia Williams



Subscribed and sworn to before me this 1st day of March, 2006.

Notary Public

My commission expires 2/22/2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said county and state, Kenneth Loyal, Leroy Loyal, [redacted], and Julia Williams, with whom I am personally acquainted or who proved their identities to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public

My commission expires 2/22/2009

