Prepared by Billy B Neely

----AFFIDAVIT OF HEIRSHIP-----

Davidson County AFFIDAVIT
Recvd: 03/16/07 15:23 2 pgs
Fees:12.00 Taxes:0.00
20070316-0032577

State of Tennessee

County of Davidson

I, Billy B. Neely, being first duly sworn, on oath says: That he was well acquainted with Howard Steven Anderson throughout his lifetime; that his mother, Barbara Lou Anderson, died in the city of Nashville, state of Tennessee, on February 16, 2007. That Barbara was married but once and then to Howard M. Anderson* and that only one child, Howard Steven, was born of the marriage: That at the time of Barbara's death her son Howard Steven Anderson was her only heir and next of kin.

* Howard M. Anderson predeceased Barbara Lou Anderson.

Billy B. Neely

Katherine E. Bohan
Notary Public

MY COMMISSION EXPIRES NOVEMBER 14, 2009

KATHERINE E. BOHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TAI

Exhibit "A"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Barbara N. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/20/01 14:43 2pgs
Fees:11.00 Taxes:277.50
[redacted]
20010620-0065507

...PHOUR
...LARGE
...DSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara N. Anderson	AMSOUTH BANK	Map96-5
(NAME) 2621 Woodberry Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham Alabama 35244	Parcel 138
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
W. E. Hughes and wife, Mary V. Hughes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Barbara N. Anderson and Howard M. Anderson, husband and wife, and Howard S. Anderson, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

Being Lot No. 168 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117-119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. E. Hughes and wife, Mary V. Hughes by deed from John A. Latta and wife, Jimmie A. Latta of record in Deed Book 5261, page 645, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2297, Page 194, Register's Office of said County

Easement as shown of record in Deed Book 4337, Page 423, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2621 Woodberry Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons