This Instrument Prepared by:

TENNESEEE TITLE
Agency Co., Inc.
20 Music Circle East
Nashville, Tennessee 37203

AFFIDAVIT OF HEIRSHIP AND INDEMNITY AGREEMENT

Davidson County AFFIDAVIT
Recvd: 06/21/07 10:57 4 pgs
Fees:22.00 Taxes:0.00
20070621-0074168

STATE OF TENNESSEE
COUNTY OF Davidson

Comes now the undersigned, being duly sworn, this 15th **day of** April **, 2007, and make oath that the following statements are true and accurate:**

1. **That the undersigned JALENA F. HODGE, RANDALL R. ABSTON, ROY A. ABSTON, TROY ABSTON, RITA JONES, RALPH ABSTON Jr., SHIRLENE DYER, DARLENE HARGIS, DONNIE ABSTON. RONALD ABSTON, RICHARD ABSTON, LISA SYKES, and MICAH J. DYER are the only children of RALPH A. ABSTON and LOUISE ABSTON (a/k/a Katherine L. Abston, hereinafter referred to as Louise Abston), both deceased.**
2. **That there are no other children of Ralph A. Abston or Louise Abston, both deceased, either natural or adopted.**
3. **That Ralph A. Abston or Louise Abston, both deceased, had no children , either natural or adopted, who predeceased them.**
4. **That Ralph A. Abston died married to Louise Abston and intestate on December 20, 2002 .**
5. **That Louise Abston died died intestate on April 2, 2005.**
6. **That immediately prior to their deaths, Ralph Abston and Louise Abston both were or may have had a ownership interest of certain real property located at 194 Woodson Lane, Nashville, Tennessee 37211.**
7. **That the undersigned have elected not to probate the Estate(s) of Ralph A. Abston or Louise Abston, both deceased, and have no intention of ever probating the Estate(s) of Ralph A. Abston or Louise Abston.**
8. **That the undersigned Jalena F. Hodge, Randall R. Abston, Roy A. Abston, Troy Abston, Rita Jones, Ralph Abston Jr., Shirlene Dyer, Darlene Hargis, Danny Abston, Donnie Abston, Ronald Abston, Richard Abston, Lisa Sykes, and Micah J. Dyer are the only heirs at law of either or both of Ralph a. Abston and Louise Abston.**
9. **That the undersigned are aware of the sale of said real property located at 194 Woodson Lane, Nashville, Tennessee 37211 to James A. Aguilar and Melinda L. Aguilar**
10. **That James A. and Melinda L. Aguilar have agreed to paid $ 124,000.00 subject to lender's approval and appraisal of the property, which amount the undersigned believe to be a fair and reasonable price for the property even if the purchase price is lower as long as Lisa Sykes's, who is suffering from a heart disease, mortgage is satisfied in full.**
11. **That there are sufficient personalty assets in the Estates of Ralph A. Abston and Louise Abston, both deceased, to pay any claims , taxes and/or TennCare obligations of Ralph A. Abston or Louise Abston or their estates.**
12. **That the undersigned understatd that the proceeds from the sale of 194 Woodson Lane, Nashville, Tennessee from Lisa Sykes to the buyers (Aguilar) could be subject to the claims of creditors against either Ralph A. Abston or Louise Abston or their estates.**
13. **That the undersigned agree to indemnify and hold harmless Tennessee Title Agency Co., Inc. or their employees, agents and attorney(s) and Old Republic Title Company of Tennessee for liability which either or both of them may incur as a result of closing the sale and/or issuing policies of title insurance on the property located at 194 Woodson Lane, Nashville, Tennessee 37211 in reliance on this affidavit.**

In WITNESS WHEREOF and in testimony hereto we have signed our names:

Jalena F Hodge
JALENA F. HODGE

Randall R. Abston
RANDALL R. ABSTON

ROY A. ABSTON

TROY ABSTON

RITA JONES

RALPH A. ABSTON, Jr.

SHIRLENE DYER

DARLENE HARGIS

DONNIE ABSTON

RICHARD ABSTON

LISA SYKES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, John K. Kimon**, a Notary Public in and for the State and County aforesaid, personally appeared** Darlene Hargis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Nashville**, Tennessee this the** 1st **day of** June**, 2007.**

Notary Public

My Commission expires: 3-24-07

JOHN K. KIMON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Melissa Talkington, a Notary Public in and for the State and County aforesaid, personally appeared Roy A. Abston / Troy Abston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of April, 2007.

Melissa Talkington
Notary Public

My Commission expires: 7-21-07

MELISSA TALKINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TESNNESSEE
COUNTY OF Davidson

Personally appeared before me, Melissa Talkington, a Notary Public in and for the State and County aforesaid, personally appeared Ralph A. Abston Jr. / Marlene Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of April, 2007.

Melissa Talkington
Notary Public

My Commission expires: 7-21-07

MELISSA TALKINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TESNNESSEE
COUNTY OF Davidson

Personally appeared before me, Melissa Talkington, a Notary Public in and for the State and County aforesaid, personally appeared Donnie Abston / Richard Abston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of April, 2007.

Melissa Talkington
Notary Public

My Commission expires: 7-21-07

MELISSA TALKINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TESNNESSEE
COUNTY OF Davidson

Personally appeared before me, Melissa Talkington, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Sykes / Galena T. Hodge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 15th day of April, 2007.

Melissa Talkington
Notary Public

My Commission expires: 7-21-07

MELISSA TALKINGTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TESNNESSEE
COUNTY OF Davidson

Personally appeared before me, Melissa Talkington, a Notary Public in and for the State and County aforesaid, personally appeared Rita Jones Randall R. Baxter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he / she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 13th day of April, 2007.

Melissa Talkington
Notary Public

My Commission expires: 7-21-07

MELISSA TALKINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY