Davidson County AFFIDAVIT
Recvd: 06/22/07 08:40 6 pgs
Fees:32.00 Taxes:0.00
20070622-0074529

IN RE: :
:
BILLIE JO YATES, deceased :

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Roger Kent Yates, being first duly sworn, makes oath as follows:

1. That he is a resident of Boca Raton, State of Florida, is fifty-nine (59) years of age and is the brother of Billie Jo Yates, deceased.

2. That he is familiar with and knows the history of the family of Billie Jo Yates, who died intestate on June 16, 2007 in Davidson County, Tennessee.

3. That the said Billie Jo Yates never married.

4. That the said Billie Jo Yates is survived by her brother who is her only surviving issue and whose name and address is:

NAME	RELATIONSHIP	AGE	ADDRESS
Roger Kent Yates	Brother	59	4809 Sugar Pine Drive Boca Raton, FL 33487

5. At the time of her death, Billie Jo Yates was the owner of a 2004 Toyota Corolla, VIN 2T1BR32E64C257796, registered with the Tennessee Department of Safety, RO Number 5890348, Title Number 68058536.

6. At the time of her death, Billie Jo Yates was the owner of real estate that is in Davidson County, Tennessee, commonly known as 924 Patio Drive, Nashville, Tennessee 37214 described as follows:

> A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 10, Unit 13, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa as of record in Plat Book 5200, page 495, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in the Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners: options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, said Register's Office.

BEING part of the same property conveyed to TennReal, Inc. by deed from Buford Dorris Waggoner, Sr., Executor of the Estate if EmmaLee Waggoner, of record in Book 5912, page 922, said Register's Office.

Being the same property conveyed to Billie Jo Yates, unmarried, by deed from TennReal, Inc., of record in Book 6163, page 786, said Register's Office (See attached Exhibit A).

This conveyance is subject to any and all existing easements of record. This is unimproved property known as 924 Patio Drive, Nashville, Tennessee 37214,

FURTHER AFFIANT SAITH NOT.

Roger Kent Yates

ROGER KENT YATES, AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2007 before me personally appeared **Roger Kent Yates**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Christina Thomas

NOTARY PUBLIC

My Commission Expires:

3/21/09

CHRISTINA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

THIS INSTRUMENT PREPARED BY:
STEPHEN G. YOUNG, #16959
Robinson, Reagan & Young, PLLC
260 Cumberland Bend
Nashville, TN 37228
615-726-0900

EXHIBIT A

FORM NO. WD-1

BOOK 6163 PAGE 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,775.00

Billie Jo Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 83.

Catherine O. Neal
Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Billie Jo Yates (NAME)	Capitol Mortgage Corporation (NAME)	108-3-A
924 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	13
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	

FOR AND IN 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, TennReal Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie Jo Yates, 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:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 10, Unit 13, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa as of record in Plat Book 5200, page 495, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in the Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners: options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, said Register's Office.

BEING part of the same property conveyed to TennReal Inc. by deed from Buford Dorris Waggoner, Sr., Executor of the Estate of EmmaLee Waggoner, of record in Book 5912, page 922, said Register's Office.

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

This is unimproved ( ) improved (X) property, known as 924 Patio Drive (House Number) (Street) Nashville, TN. 37214 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of October, 19 83

TennReal Inc.

By: Harold Reeves, President

STATE OF TENNESSEE
Davidson County

BOOK 5163 PAGE 787

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harold Reeves and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the TennReal Inc. the within named bargainor, a corporation, and that (he) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold Reeves as such President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 25th day of October, 1983

My commission expires 4-19-87

Cynthia W. O'Neill
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
TennReal Inc.

TO
Billie Jo Yates

H 8 2 4 3 4

IDENTIF. REFERENCE

Oct 26 11 50 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

7925 [illegible] CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6163 PAGE 788

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38775.00- CAMT.	
			100.88 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.38	
			7925A10/26/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H82434

IDENTIF. REFERENCE

OCT 26 11 50 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 988901