Davidson County AFFIDAVIT
Recvd: 09/07/07 09:33 3 pgs
Fees:17.00 Taxes:0.00

20070907-0107443

This instrument prepared by:
LandAmerica
424 Church St., Ste 950
Nashville, TN 37219

AFFIDAVIT OF HEIRSHIP

NEW OWNER:	TAX BILL TO:	MAP & PARCEL NO.
Mike L. Woodard	New Owner	Map 69-12
Calvin L. Woodard, Jr.		Parcel 86

STATE OF TENNESSEE
COUNTY OF Dickson

Re: Property described in Book 8760, page 784, Register's Office for Davidson County, Tennessee

I, Jerred Creasy, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge do further depose and state as follows:

1. A 15% interest in the Property vested in Calvin L. Woodard under the Will of Ruby M. Maxwell of record in Will Book 171, page 139, Probate Court for Davidson County, Tennessee, which property is located in Davidson County, Tennessee and is more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
(referred to in this document as the "Property").

2. The said Calvin L. Woodard died intestate on 3-16, 2007 and upon his death title in and to the Property vested in Mike L. Woodard and Calvin L. Woodard, Jr. as the sole surviving heirs at law of Calvin L. Woodard.

3. Calvin L. Woodard had no surviving spouse.

4. I am not related by blood or marriage to any of the persons names herein, and have no financial interest in the above described property.

Executed this the 27th day of August, 2007.

Jerred A. Creasy

STATE OF TENNESSEE
COUNTY OF Dickson

On this 27th day of August, 2007, before me personally appeared Jerred A Creasy, 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.

Peggy Fuqua
Notary Public

My Commission Expires: 3/20/08

PEGGY FUQUA
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN

N JES2 629657 v1
2902917-000002 8/15/2007

EXHIBIT A

Property Description

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee and being a part of Lot No. 1 on the subdivision plat entitled "Northgate Shopping Center" which is of record in Book 5060, Page 38, Register's Office Davidson County, Tennessee and also being a part of Parcel (86) on Tax Map 69-12 for Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way line of Clarksville Pike, U.S. 41-A, St. Rt. #112 (as widened). Said iron pin being 296.51 ± feet from the intersection of the westerly right-of-way line of Clarksville Pike (as widened) and the northerly right-of-way line of Hydes Ferry Pike, St. Rt. 12, as measured along the center line of Clarksville Pike and also being 42 feet west from the center line of Clarksville Pike and being the common corner of the herein described tract and Parcel (87) on Tax Map 69-12 owned by Clifford L. Maxwell by Will Book 107, page 164, Register's Office Davidson County, Tennessee; thence,

1. With the common line between the herein described tract and Parcel (87) S 39 deg. 45' 23" W 333.62 feet to an iron pin on the northerly right-of-way line of Hydes Ferry Pike, St. Rt. 12; thence,

2. With the northerly right-of-way line of Hydes Ferry Pike, St. Rt. 12, N 81 deg. 22' 55" W 340.00 feet to a concrete monument; thence,

3. N 8 deg. 37' 05" E 115.92 feet to an iron pin; thence,

4. N 26 deg. 30' 16" W 237.59 feet to an iron pin; thence,

5. With a line severing Lot No. 1 Northgate Shopping Center N 63 deg. 29' 44" E 350.00 feet to an iron pin; thence,

6. N 26 deg. 30' 16" W 150.00 feet to an iron pin; thence,

7. N 63 deg. 29' 44" E 123.74 feet to an iron pin set on the westerly right-of-way line of Clarksville Pike (as widened); thence,

8. With the westerly right-of-way line of Clarksville Pike (as widened) S 34 deg. 24' 32" E 136.53 feet to an existing concrete highway monument; thence,

9. Continuing with the westerly right-of-way of Clarksville Pike (as widened) S 26 deg. 30' 16" E 34.59 feet to an iron pin set at the beginning of a curve; thence,

10. Continuing with said right-of-way with a curve to the left (radius 2906.79 feet) southeasterly a distance of 374.93 feet to the point of beginning and having a chord bearing and distance of S 30 deg. 11' 58.5" E 374.672 feet and containing 254,984 square feet or 5.854 acres.

BEING a portion of the same property vested in Mollie D. Walkup, by Will of Record in Will Book 62, page 172. Upon the death of Mollie D. Walkup the property was devised to Clifford L. Maxwell by Will of Mrs. Mollie D. Walkup of record in Will Book 107, page 164. Upon the death of Clifford Lynn Maxwell (a/k/a Clifford L. Maxwell) the property was devised to Ruby Morgan Maxwell by Will of Clifford Lynn Maxwell of record in Will Book 170, page 203, Probate Court for Davidson County, Tennessee and also recorded in Book 10706, page 553, Register's Office for Davidson County, Tennessee. Upon the death of Ruby M. Maxwell (a/k/a Ruby Morgan Maxwell) the property was devised to Jackie D. Woodard-45%; Calvin Lee Woodard-15%; Jane Woodard-15%; Glenn Woodard-15%; Kenny Woodard-5% and Gary Woodard-5% by the Will of Ruby M. Maxwell of record in Will Book 171, page 139, Probate Court for Davidson County, Tennessee. The said Gary Woodard having since conveyed his 5% interest to Jackie D. Woodard by Deed of record in Book 8760, page 784, Register's Office for Davidson County, Tennessee. The said Calvin L. Woodard has since died and upon his death title was vested in Mike L. Woodard and Calvin L. Woodard, Jr. as set forth in Affidavit of Heirship of record in Instrument No. *_____, said Register's Office. The said Glen L. Woodard has since died and upon his death title was vested in Regina A. Woodard, Joel K. Woodard, Keli W. Weed and Lindsay Woodard as set forth in Affidavit of Heirship of record in Instrument No. **_____, said Register's Office. The said Kenneth E. Woodard has since died and upon his death title was vested in Philip K. Woodard as set forth in Affidavit of Heirship of record in Instrument No.***, said Register's Office.

TAJ.

Further being the same property leased to Largo/Bordeaux Associates, Ltd., as evidenced by instruments of record in Book 5082, page 632, as re-recorded in Book 5095, page 330; Book 5104, page 632; Book 5116, page 522; Book 6594, page 812; and Book 6594, page 826, said Register's Office.

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