File Box
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Davidson County AFFIDAVIT
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Fees:22.00 Taxes:0.00
20071015-0121810

Prepared by:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Suite 205
Brentwood, TN 37027

NEW OWNER(S)	**SEND TAX BILL**	**MAP & PARCEL**
Lois S. Riggins-Ezzell	Regions Mortgage	Map 83-09-0
1203 Ordway Place	P. O. Box 11026	Parcel 16.00
Nashville, TN 37206	Orange CA 92856-8126	

AFFIDAVIT AND INDEMNITY OF HEIRSHIP

We. Lois S. Riggins-Ezzell of Nashville, Tennessee, and Richard Gordon Traughber, of Springfield, Tennessee, being of lawful age and being duly sworn according to the law, upon oath says:

That the statement(s) hereinafter set forth constitutes a true and correct statement(s) of status of the ownership of real property known as **1205 Ordway Place Nashville, Tennessee 37206**, and described in Exhibit "A" hereto attached:

1. Embra Traughber is the maternal grandparent of the aforesaid.

2. Embra Traughber died testate, a citizen of Nashville, Tennessee, in 1967. The Probate Court for Nashville, Davidson County, Tennessee, was unable to find the Will. All heirs were in agreement that this property was the sole ownership of Lula Bell Traughber VonSchmittou.

3. Embra Traughber was survived by three (3) of her (4) children, Lula Belle Traughber VonSchmittou, Oscar Gavin Traughber, Lilly T. (Orra) Traughber Brown. Her son John Traughber predeceased her in the 1930's having never married.

5. Lula Belle Traughber VonSchmittou died testate, a citizens of Nashville, Tennessee, in 1999. Her husband, Percy Leon VonSchmittou having predeceased her. They having had only one (1) Child, a daughter, Lois S. Riggins-Ezzell of Nashville, Tennessee.

6. Oscar Gavin Traughber died. His first wife, Sara Traughber who died in the 1950's, had two (2) children, one of

which is deceased and one (1) surviving son, Richard Gordon Traughber of Springfield, Tennessee. Oscar Gavin Traughber having remarried, was also survived by his second wife, Ruby Traughber, who is now deceased, and they had no children.

7. Lilly T. Traughber Brown died in the late 1970's, her husband, J. R. Brown having predeceased her. They had two (2) daughter, both who have since died.

8. There are currently no administrative proceedings on decedent's estate and the final settlement of said estate has not been executed. There are no unpaid bills or obligations due by decedent that have not been satisfied completely or will be satisfied completely. The unpaid bills include any unpaid federal and state income or estate taxes. That I/we, the undersigned indemnify the lender, Regions Bank, the closing agent, Title Escrow of Brentwood, Inc., and the title insurance company, Stewart Title Guaranty Company from any claims to the Estate of Embra Traughber.

9. Inasmuch as this Agreement pertains to real property located in Nashville, Davidson County, Tennessee, the laws of the State of Tennessee shall be controlling with respect to enforcement or interpretation of this Affidavit.

IN WITNESS WHEREOF, may be executed in multiple counterparts each of which shall be binding on the party signing the same and with which together shall constitute a single document.

Lois S. Riggins ~~Ewell Ezell~~

Date: 10/12/07

Richard Gordon Traughber

Date: 10-1-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LRS
OBW

Personally appeared before me, a Notary Public, in and for the aforesaid County and State, the within named affiant, Lois S. Riggins-~~Ezell~~ Ezell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the with in affidavit for the purposes therein in contained.

Witness my hand on this the 12th day of October, 2007.

Ann B Waddell
Notary Public

My Commission Expires: 11/24/07

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, a Notary Public, in and for the aforesaid County and State, the within named affiant, Richard Gordon Traughber, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the with in affidavit for the purposes therein in contained.

Witness my hand on this the 1st day of October, 2007.

Robert Michael Crawford
Notary Public

My Commission Expires: 7-20-10

ROBERTSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ROBERT MICHAEL CRAWFORD

File No.: 2007-237

EXHIBIT A

Being Lot No.37 in F. O. Beazley's Subdivision of Block "C" on the plan of the Subdivision of Douglas Place of record in Book 2, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Embra Traughber, and Lula Belle VonSchmittou by deed from E. Leroy Emery, et al, of record in book 1212, page 248, Register's Office for Davidson County, Tennessee. Embra Traughber having pasted away in 1967, Lula Belle VonSchmittou conveyed said property to her daughter, Lois S. Riggins, by Quitclaim Deed dated 8/25/86 of record in Book 6958, page 518, said Register's Office.

NOTE: Lois S. Riggins is one and the same person as Lois S. Riggins-~~Ezell~~ Ezzell LSR