Davidson County AFFIDAVIT
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Fees:32.00 Taxes:0.00
20090113-0002988

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

NEW OWNER(S)	SEND TAX BILL	MAP/PARCEL
Sandra S. Dixon	Sandra S. Dixon	Map 75-03-
533 Des Moines Drive	533 Des Moines Drive	Parcel 14.00
Hermitage, TN 37076	Hermitage, TN 37076	

AFFIDAVIT OF HEIRSHIP

I, Bobby Colson, 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 **533 Des Moines Drive, Hermitage, TN 37076**, and described in Exhibit "A" hereto attached:

1. Thomas B. King and wife, Ruby N. King are the maternal parents of their only children, Billy King and Sandra S. King, now Dixon.

2. Thomas B. King and Ruby N. King having divorced, Ruby N. King and Thomas B. King, pursuant to the Final Decree of Divorce, Quitclaimed their interest to Thomas B. King, individually and Thomas B. King, Trustee for Billy King, as tenants in common, each owning a one-half (½) undivided interest, of record in Book 11158, page 311, Register's Office for Davidson County, Tennessee.

3. Thomas B. King, a citizen of Nashville, Tennessee, having died on October 13, 2001, intestate. He was survived by his children, Billy King and Sandra S. Dixon.

4. Billy King, being unable to care for himself, lived in a nursing home located in the State of Ohio.

5. Billy King, a citizens of Canton, Ohio, having died on April 14, 2007, intestate. Billy King having never married and never having any children, was survived by his only sister, Sandra S. Dixon of Hermitage, Tennessee.

6. Ruby N. King, Billy King's mother, having re-married and was known as Ruby N. King Williams, having predeceased him intestate on July 19, 2002. During her lifetime had only the two children, Billy King and Sandra S. King Dixon.

7. Property has been quite titled vesting property in Sandra Dixon, pursuant to an Order of the Chancery Court of Davidson County, Tennessee at Nashville, Docket No. 0-2160-I, attached hereto as EXHIBIT "B".

8. There are no administrative proceedings on decedent's estate. 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, the undersigned, indemnify the lender, the closing agent, Title Escrow of Brentwood, Inc., and the title insurance company, Stewart Title Guaranty Company from any claims to the Estate of Thomas B. King and Billy King.

9. Inasmuch as this Agreement pertains to real property located in Hermitage, 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, I, Bobby Colson, hereto have executed this instrument this the 9 day of January, 2009.

Bobby Colson

Bobby Colson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand on this the 9th day of January, 2009.

Ann B. Waddell

My Commission Expires: 10/22/11 Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2008-289

EXHIBIT A

Being Lot No. 22 on the plan of Tulip Grove, Section I of record in Book 3700, page 106, 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 Thomas B. King and wife, Roby N. King by deed from Paul F. Struble, Jr. and wife Jennifer M. Struble of record in Book 5690, page 504, Register's Office for Davidson County, Tennessee. Further conveyed to Thomas B. King, individually and Thomas B. King, Trustee for Billy King, as tenants in common, each owning a one-half (1/2) undivided interest, pursuant to the Final Decree of Divorce by Quitclaim Deed from Ruby N. King and Thomas B. King of record in Book 11158, page 311, said Register's Office. Thomas B. King, a/k/a Thomas Bates King having since died intestate on 10/13/01. Affidavit of Heirship executed by Sandra S. Dixon stating that she and Billy King are the children of Thomas B. King, unmarried, of record in Instr. No. 20020530-0065629, and again stating Billy King's interest is an undivided ¾ and Sandra S. Dixon's is an undivided ¼ interest of record in Instr. No. 20020920-0114898, said Register's Office. Billy King also having since died intestate on 4/14/07.

EXHIBIT "B"

690383
RECEIVED
DEC 19 2008
Dav. Co. Chancery Court

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

SANDRA DIXON,	)	F04 &
	)	
Plaintiff,	)	NO.08 - 2160 - I
	)	
vs.	)	
	)	
UNKNOWN HEIRS OF BILLY KING,	)	
	)	
Defendants.	)	

FILED
2009 JAN 8 AM 9:35
DAVIDSON CO. CHANCERY CT.

ORDER

This cause came on the be heard on the 12th day of December, 2008, before the Honorable Claudia Bonnyman, Chancellor, upon motion of Sandra Dixon for entry of a Default Judgment against the unknown heirs of the decedent, Billy King and the complaint to quiet title to real property located at 533 Des Moines Drive, Hermitage, Tennessee. It appearing to the Court that the unknown heirs were served with proper notice of the filing of the complaint to quiet title to the real property located at 533 Des Moines Drive, Hermitage, Tennessee, in accordance with T.C.A. §29-29-102 and requested to enter an appearance in this matter by December 7, 2008. Said unknown heirs having failed to answer or otherwise appear, a default judgment should be entered against them. It further appearing to the Court from sworn affidavits and in accordance with T.C. A. § 31-2-104 that the Court finds:

1. The property at 533 Des Moines Drive, Hermitage, Davidson County, Tennessee, titled in the name of Thomas B. King, individually and Thomas

King, Trustee for Billy King, should be vested in the sole surviving heir at law of Thomas B. King and Billy King.

2. Thomas B. King died intestate on October 13, 2001 and left as his sole heirs at law his issue, Sandra Dixon and Billy King.

3. Billy King died intestate on April 14, 2007, leaving as his sole heir at law, his sister, Sandra Dixon, his mother having predeceased him on July 19, 2002. It is therefore,

ORDERED, ADJUDGED, and **DECREED** that a default judgment is entered against the unknown heirs of **Billy King** and thus with said findings of the Court, title to the property at **533 Des Moines Drive, Hermitage, Davidson County, Tennessee, is** vested in Sandra Dixon, in accordance with the laws of intestacy of the state of Tennessee. Court costs have been paid.

~~ENTER THIS _____ DAY OF DECEMBER, 2008.~~

CLAUDIA BONNYMAN, CHANCELLOR

APPROVED FOR ENTRY:

PEGGY D. MATHES #5741
Attorney for Plaintiff
20 Academy Place
Nashville, TN 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

Sandra Dixon
533 Des Moines Drive
Hermitage, TN 37076

Peggy D Mathes

Date: 12/19/2008