BILL GARRETT, Davidson County
Trans:T20090033811 AFFIDAVIT
Recvd: 05/21/09 15:32 2 pgs
Fees:12.00 Taxes:0.00
20090521-0047085

PICK-UP

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Carl R. McAdams, Jr.	Same	Map 91-15 Parcel 15
301 – 54th Ave. N.		
Nashville, TN 37209		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575, WITHOUT A TITLE SEARCH AND WITH INFORMATION PROVIDED BY GRANTOR AND GRANTEE

The subject property is improved property known as: **301 – 54th Ave., North, Nashville, Davidson County, Tennessee 37209.**

AFFIDAVIT OF HEIRSHIP

The affiant, Carl R. McAdams, Jr., having been duly sworn according to law, deposes and says:

1. Carl McAdams, Sr., owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A lot or parcel of land partly in the 5th, formerly the 25th, Ward of the City of Nashville, and partly in the 8th, formerly the 13th, Civil District of said County and State, described as follows:
Beginning on the westerly margin of 54th Avenue North, formerly Richland Avenue, at the southeast corner of the property conveyed to T. H. Maddox and wife, by deed from Cora Bailey, of record in book 2435, page 27, Register's Office for said County; thence with the westerly margin of said Avenue south 15° east 50 feet; thence south 75° west 720 feet, more or less, to the center of Richland Creek; thence with same north 23° east 50 feet, more or less, to said Maddox's southwest corner; thence with said Maddox's southern boundary line north 75° east 730 feet to the beginning.
Being part of the real property conveyed to H. E. Carlton and wife, Mattie V. Carlton by deed from F. G. Reid, of record in book 562, page 27, said Register's Office.

This conveyance is made subject to easement for sewer as shown on the plans in the office of the City Engineer of the City of Nashville.

Being the same property conveyed to Carl McAdams, Sr., and wife, Velma Carlton McAdams, from H. E. Carlton and wife, Mattie V. Carlton, by installment deed of record in Book 2636, page 418, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as: **301 – 54th Ave., North, Nashville, Davidson County, Tennessee 37209.**

2. Carl R. McAdams, Sr., and Carl McAdams, Sr., is one and the same person.

3. Velma Carlton McAdams predeceased Carl McAdams, Sr., having died on June 22, 2003.

4. Carl R. McAdams, Sr., died testate on November 21, 2007. His probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #07P-1958. The Last Will and Testament of Carl R. McAdams, Sr., was admitted to probate and a certified copy is being filed simultaneously herewith. In said Last Will and Testament, the real property located at 301 – 54th Ave., North, Nashville, Davidson County, Tennessee, was devised to Carl R. McAdams, Jr.

5. Carl R. McAdams, Jr., owns a fee simple interest in the real property located at 301 – 54th Ave., North, Nashville, Davidson County, Tennessee, pursuant to the probated Last Will and Testament of Carl R. McAdams, Sr.

6. Further, affiant saith not.

Carl R. McAdams, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl R. McAdams, Jr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2009.

NOTARY PUBLIC

My commission expires: 4-03-2011

RICHARD HEDGEPATH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.