BILL GARRETT, Davidson County
Trans:T20090033811 AFFIDAVIT
Recvd: 05/21/09 15:33 2 pgs
Fees:12.00 Taxes:0.00
20090521-0047086

PICK-UP

| NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Judy M. Love | Same | Map 91-15<br>Parcel 16 |
| 1024 Venice Rd. | | |
| Knoxville, TN 37923-2045 | | |

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: **243 – 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:

Land in the 8th Civil District (formerly 13th Civil District) of Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 54th Avenue North, at the southeast corner of the property conveyed to Carl McAdams, Sr. etux by deed from H. E. Carlton etux, of record in Book 2636, page 418, Register's Office for said County; thence with the westerly margin of said Avenue southerly 40.7 feet to a point; thence leaving the westerly margin of 54th avenue North, South 75 degrees West 718 feet to the center of Richland Creek; thence with the same northerly 41.6 feet to a point, the southwest corner of said Carl McAdams property; thence easterly along the southerly line of the McAdams property 720 feet, more or less, to the point of beginning.

Being the same 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, the said Mattie V. Carlton having died instetate on January 9, 1959; the said H. E. Carlton having died on February 26, 1964, and having devised said property to the said William Edward Carlton, Blanche Ree Jones, Thomas Roy Carlton, J.C. Carlton, Dorothy Geraldine Ryan, and Percy Lee Carlton, by his will in Will Book 81, page 185, County Court Clerk's Office for Davidson County, Tennessee.

And being the same property conveyed to Carl R. McAdams and wife, Velma McAdams, from Tom G. Coleman, Jr., Trustee, by quitclaim deed of record in Book 7922, page 600, 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: **243– 54th Ave., North, Nashville, Davidson County, Tennessee 37209.**

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

3. Velma McAdams predeceased Carl R. McAdams, 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 243 – 54th Ave., North, Nashville, Davidson County, Tennessee, was devised to Judy M. Love

5. Judy M. Love owns a fee simple interest in the real property located at 243 – 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: 11-03-2011

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