Affidavit of Heirship

BILL GARRETT, Davidson County
Trans:T20090055810 AFFIDAVIT
Recvd: 08/14/09 16:10 4 pgs
Fees:22.00 Taxes:0.00
20090814-0076778

This instrument was prepared by:

Rhonda Hooks, Esq.
Nashville, TN 37209

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiant, Kevin Scott, after first being duly sworn, states that he is an adult citizen and resident of Nashville, Davidson County, Tennessee, being Twenty-Six (26) years of age, having been born on May 4, 1983.

Affiant further states that he is the sole child born to his mother, Janice Yvonne Scott, who died on November, 11, 2008.

Affiant states that his mother never married affiant's father.

Janice Yvonne Scott passed away on November 10, 2008, leaving the affiant, her son, Kevin Scott, as her sole heir at law and beneficiary.

At her death, it was determined that decedent died intestate. As such, the affiant is the sole heir at law and beneficiary. Since there was no estate to administer, the affiant is entitled to all real and personal property of decedent.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, *et seq.*, Tenn. Code Ann., to help establish and reflect the heirship with respect to any real or personal property owned by Janice Yvonne Scott in Davidson County, Tennessee or elsewhere, and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee, described as follows:

See Exhibit 1

Further Affiant saith not

Kevin Scott

Sworn to and subscribed before me this 14th day of AUGUST, 2009.

Notary Public

DWIGHT PATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commision expires 22 Nov 2010

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Exhibit 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,935.53

Janice Y. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Scott (NAME)	Lomas Mortgage USA (NAME)	080-12-0-076
3209 Briarwick Drive (ADDRESS)	P.O. Box 226407 (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Dallas, Texas 75222 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald R. Baker and wife, Audrey E. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Scott, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Bordeaux Hills Addition as of record in Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald R. Baker and wife, Audrey E. Baker, by deed from Kenneth Northern and wife, Darunee Northern, of record in Book 6989, page 950, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 23, 1986, and filed for record 9/25, 1986, in the office of the recorder of deeds of Davidson County, Tennessee in Book 6989, page 953, and note of even date thereby secured, in the original principal amount of $44,400.00 payable to The Lomas & Nettleton Company, which debt the grantee herein assumes the obligations of Donald R. Baker and wife Audrey E. Baker, under the terms of the instruments creating the loan to Indemnify the Veterans Administration to the extent of any claims payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 3209 Briarwick Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 1st day of July, 19 91

Donald R. Baker

Audrey E. Baker

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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 Donald R. Baker and wife, Audrey E. Baker

the bargainor $, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1991.

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

29959

IDENTIFICATION REFERENCE

Jul 11 10 27 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Donald R. Baker and wife, Audrey E. Baker

TO

Janice Scott

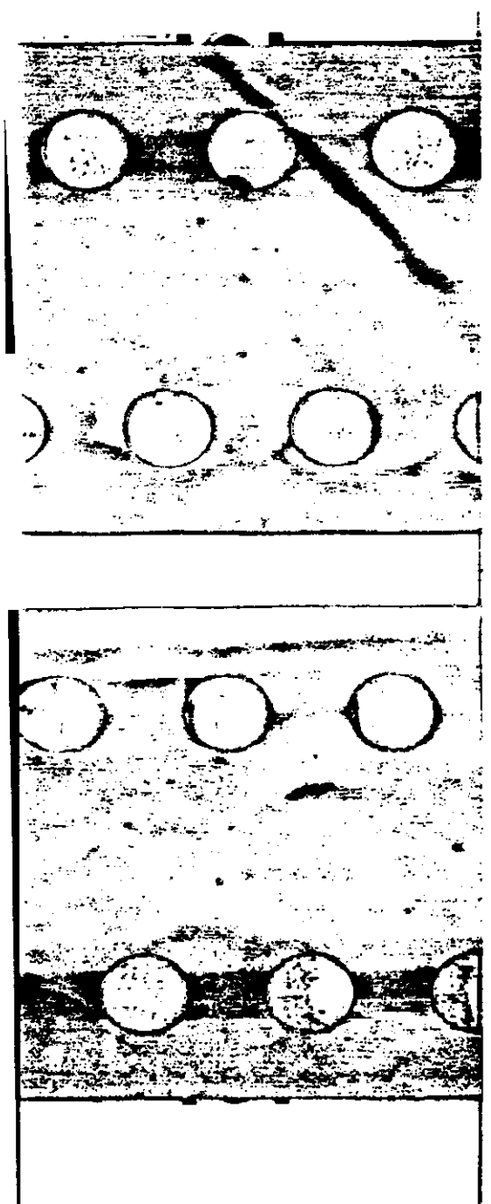
RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

3:77 7/11 9101 03CHECK 184.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	47935.53
CON TX	177.23
PRFEE	1.00
WDEED	6.00
TOTAL	184.23
CHK	184.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2995.9.

IDENTIFICATION REFERENCE

Jul 11 10 27 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

07/11/91 01 10:28 0001 0677

No. 439707