BILL GARRETT, Davidson County
Trans:T20090066261 AFFIDAVIT
Recvd: 09/29/09 13:39 9 pgs
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Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Frank Reedus, III,
Anthony Frank Sims,
Ronald Martin, Angela
Sims, Angel M. Sims-Wright,
Candy Reedus, Princess L.
Reedus, Carmen Moore-Minor,
and Duanna Moore Cato
4001 Tucker Road
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/Parcel:
TRACT I: 81-6 339
TRACT II: 81-6 338
TRACT III: 81-6 337
TRACT IV: 92-6 82
TRACT V: 92-6 83
TRACT VI: 92-6 84
TRACT VII: 81-12 301
TRACT VIII: 81-6 257
TRACT IX: 92-2 279
TRACT X: 81-6 341

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **GRACE A. MATTHEWS**, Administratrix of the **ESTATE OF FRANK REEDUS, JR.**, deceased, being duly sworn, deposes and states:

THAT FRANK REEDUS, JR., deceased, fee simple owner of the following described tracts or parcels of real estate died on the 13th day of November, 2006, in Davidson County, Tennessee. Said land which is located in Davidson County, Tennessee, is described as follows, to wit:

TRACT I:
Map/Parcel 081 06 0339.00
Address 2018 24th Avenue, North
Nashville, TN 37208

LAND in Davidson County, Tennessee, being part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book 31, page 603, Register's Office for said County, described as follows:

BEGINNING in the center of 24th Avenue North 132 feet south of the center of the New Bridge Road, being the southwest corner of the property conveyed to W.S. Lowry by deed from H.E. Sinkin and Wife, of record in Book 381, page 471, said Register's office; thence with the center of 24th Avenue North, southwardly 60 feet to the northwest corner of the property conveyed to C.D. Wolff and wife, by deed from H.E. Sinkin, of record in Book 411, page 24, said Register's office; thence with said Wolff's northerly line, eastwardly 136 feet to the southwest corner of the lot formerly owned by RC Gray; thence with Gray's westerly line, northwardly 60 feet to said Lowry's southeast corner; thence with said Lowry's southerly line westwardly 136 feet to the beginning.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Nellie Jackson, of record in book 8313, Page 744, Register's Office for Davidson County, Tennessee.

TRACT II:
Map/Parcel 081 06 0 338.00
Address 2020 24th Avenue, North
Nashville, TN 37208

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a point in the middle of 24th Ave. N. 132 feet south of the point where the middle of said Ave. intersects the middle of the New Bridge Road; thence east 136 feet to the west line of the property now owned by R.C. Gray; thence north with said line sixty feet to the southeast corner of the I.E. Stratton place; thence west with said Stratton's line to the middle of 24th Ave.; thence south sixty feet to the point of beginning, being part of Lot No. 16 in the plat of partition of the Nichol property as of record in Book 31, page 603, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Ida L. Boyd, Elsie Boyd Baker and Vincent H. Boyd, of record in Book 4930, page 425, Register's Office for Davidson County, Tennessee.

TRACT III:
Map/Parcel 081 06 0 337.00
Address 2022 24th Avenue, North
Nashville, TN 37208

BEING part of Lot No. 16 on the Plan of the Nichol Property, as of record in Book No. 31, Page 603, Register's Office for said County, further described as follows:

BEGINNING in the center of 24th Avenue, North 72 feet southerly from the center of the New Bridge Road; thence easterly 136 feet; thence northerly, parallel with said 24th Avenue, North, to the center of the New Bridge Road; thence northwesterly with the center of said Road to the center of 24th Avenue, North; thence with the center of said Avenue to the point of beginning.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Virginia A. Heatwole, Attorney-in-Fact, of record in Book 4771, Page 330, Register's Office for Davidson County, Tennessee.

TRACT IV:
Map/Parcel 092 06 0 082.00
Address 2704 Morena Street
Nashville, TN 37208

LAND in Davidson County, Tennessee, being Lot No. 275 on the Map of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

SAID Lot No. 275 fronts 50 feet on the north side of Morena Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Mary E. Cathey, of record in Book 4333, Page 829, Register's Office for Davidson County, Tennessee.

TRACT V:
Map/Parcel 092 06 0 083.00
Address 2706 Morena Street
Nashville, TN 37208

BEING Lot No. 274, Block 13, on the Map of the Subdivision, the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr., by deed from Modena O. Keith, of record in Book 5699, Page 85, Register's Office for Davidson County, Tennessee.

THAT FRANK REEDUS, JR., owned an interest in the following described tracts or parcels of real estate jointly with others at his death. Said land which is located in Davidson County, Tennessee is described as follows, to wit:

TRACT VI:
Map/Parcel 092 06 0 084.00
Address 2708 Morena Street
Nashville, TN 37208

LAND in Davidson County, Tennessee, being lot No. 273, on the Plan of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

SAID Lot No. 273 fronts 50 feet on the northerly side of Morena Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr. and Grace Matthews by deed from Frank Reedus, Jr., Grace Matthews, Ellen Nesbitt and Robert Lee Nesbitt, of record in Book 7796, Page 106, Register's Office for Davidson County, Tennessee

TRACT VII:
Map/Parcel 081 12 0 301.00
Address 1514 10th Avenue, North
Nashville, TN 37208

BEING Lot No. 243 on the plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said county.

SAID Lot No. 243 fronts 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank Reedus, Jr. and Betty D. Sims, by deed from Phil Cohen and Gilbert Lee Cohen, of record in Book 4064, Page 243, Register's Office for Davidson County, Tennessee.

TRACT VIII:
Map/Parcel 081 06 0 257.00
Address 1818 26th Avenue, North
Nashville, TN 37208

LAND in the 8th, formerly 13th, Civil District of Davidson County, Tennessee, being part of Lot No. 19 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, described according to a survey made by George Watkins, Surveyor, May 12, 1954, as follows:

BEGINNING at an iron pin in the southwest corner of the property conveyed by Daisey E. Wright Hagey to W.C. Smith and wife, of record in Book 1036, Page 274, Register's Office for said County; thence southwardly with the westerly margin of 26th Avenue, North, 75 feet to a stake; thence eastwardly 156 feet to a stake; thence northwardly 75 feet to an iron pin; thence southwardly and with Smith's southerly line, 156.2 feet to the point of beginning.

BEING the same property conveyed to Frank Reedus, Jr. and wife, Mattie Reedus, by deed from Nannie H. Hagey, of record in Book 3927, Page 35, Register's Office for Davidson County, Tennessee.

TRACT IX:
Map/Parcel 092 02 0 279.00
Address 2509 Scovel Street
Nashville, TN 37208

BEING Lot No. 42 on the Map of E.T. Holeman's Subdivision of Lots 41, 42 and 43 of Boyd McNairy's Plan of record in Book 161, Page 2, Register's Office for said County.

SAID Lot No. 42 fronts 50 feet on the south of Madison Street and runs back 140 feet to Beazley Street.

BEING the same property conveyed to Frank Reedus, Jr. and Betty D. Sims, by deed from Dilla Freeman Burt, of record in Book 4037, Page 621, Register's Office for Davidson County, Tennessee.

TRACT X:
Map/Parcel 081 06 0 341.00
Address 2309 Clarksville Pike
Nashville, TN 37208

BEING four tracts or parcels of land in Davidson County, Tennessee, as follows;

FIRST TRACT:

BEING part of lot no. 16 on the plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, described as follows:

BEGINNING in the center of the Hydes Ferry Pike; formerly Bridge Avenue, at the northwest corner of the property conveyed to Davidson County by deed from T.R. Taggart and wife, of record in Book 508, Page 420, said Register's Office; thence with the center of said Pike, westwardly 53 feet, more or less, to the northeast corner of the property conveyed to L.O. Moore by deed from H.E. Simpkins and wife, or record in Book 346, Page 604, said Register's Office; thence with said Moore's easterly line, southwardly 230 feet, more or less, to the northerly line of the property conveyed to A.J. Craddock by deed from Tennessee River Conference Association of Seventh Day Adventists, of record in Book 567, Page 62, said Register's Office; thence with said line, eastwardly 50 feet to the southwest corner of said County property; thence with the westerly line of same, northwardly 215, more or less, to the beginning.

SECOND TRACT:

BEING parts of lots Nos. 1 and 2 on the plan of the subdivision of the Wesley Hyde Property, as of record in Minute Book 66, Page 15, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly line of said lot No. 1 at the northwest corner of the property conveyed to L.F. Lambert and wife, by deed from Tennessee River Conference Association of Seventh Day Adventists, of record in Book 616, Page 150, Register's Office for said County, said point being 150 feet west of the westerly margin of 23rd Avenue North; thence with said line, westwardly 57 feet to the northeast corner of a part of lots Nos. 1 and 2 conveyed to Johnnie J. Meyers and wife, Eva C. Meyers, by deed from Mae Evans Keeble, et al, of record in Book 1452, Page 73, said Register's Office; thence with Meyers' eastern boundary line, southwardly 96 feet, more or less, to a point in the line between lots Nos. 2 and 3 on said plan, the southeast corner of said Meyers' property; thence with the line between said lots Nos. 2 and 3, eastwardly 57 feet to the southwest corner of said Lambert property thence with the western boundary line of said Lambert property, northwardly 96 feet to the beginning.

THIRD TRACT:

BEING part of Lot No. 16 on the Plan of the Nichol property as of record in Book 31, Page 603, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly line of the Wesley

Hyde property, 190 feet east of the center of 24th Avenue North; thence at right angles, northwardly 235 feet, more or less, to the center of New Bridge Road; thence with the center of said Road, southeastwardly 42 feet, more or less, to the northwest corner of a part of said Lot No. 16 conveyed to W.B. Williams by deed from A.J. Craddock, of record in Book 1285, Page 183, said Register's Office; thence with his westerly line, southwardly 230 feet, more or less, to the northerly line of said Hyde property; thence with said line, westwardly 40 feet to the beginning, including, but excluding therefrom that part of said property taken off the front to widen New Bridge Road.

FOURTH TRACT:

BEING parts of Lots Nos. 1 and 2 on the Plan of the subdivision of Wesley Hyde property, as of record in Minute Book 66, Page 15, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly line of said Lot No. 1, 57 feet westerly from the northwest corner of the property conveyed to L.F. Lambert and wife by deed from Tennessee River Conference Association of Seventh Day Adventists, of record in Book 616, Page 150, Register's Office for said County, said point being 207 feet west of the westerly margin of 23rd Avenue, North; thence with the northerly line of said Lot No. 1, westwardly 40 feet to a point; thence at right angles, southwardly 96 feet to the dividing line between Lots 2 and 3; thence with said line, eastwardly 40 feet to a point 57 feet westerly from the southwest corner of said Lambert property; thence parallel with the western boundary line of said Lambert property, northwardly 96 feet to the beginning.

ALL FOUR TRACTS being the same property conveyed to Frank Reedus, Jr., Betty D. Sims and Gwendolyn M. Moore, by deed from Donald R. O'Guin, Sr. and wife Catherine Regenia O'Guin, of record in Book 5561, Page 846, Register's Office for Davidson County, Tennessee.

THAT FRANK REEDUS, JR., died intestate leaving as her heirs-at-law his children as follows:

Frank Reedus, III; son; age 21+; 202 Windsor Terrace, Nashville, TN 37211

Anthony Frank Sims; son; age 21+; 4001 Tucker Road, Nashville, TN 37218

Ronald Martin; son; age 21+; 2445 Wallace Road, S.W., Atlanta, GA 30331

Angela Sims; daughter; age 21+; 4324 Shady Dale Drive, Nashville, TN 37218

Angel M. Sims Wright; daughter; age 21+; 4608 Setter Court, Nashville, TN 37207

Candy Reedus; daughter; age 21+; 1004 Erin Lane, Nashville, TN 37221

Princess L. Reedus; daughter; age 21+; 1818 26th Avenue, North, Nashville, TN 37208

Carmen Moore-Minor; daughter; age 21+; 1135 Chebron Drive, Nashville, TN 37207

Duanna Moore Cato; daughter; age 21+; 629 Vanoke Drive, Madison, TN 37115

THE estate of **FRANK REEDUS, JR.**, deceased, was opened for administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P-80, on the 27th day of February, 2007.

THAT FRANK REEDUS, JR., deceased, was unmarried at his death and was never married.

THAT there are no debts or encumbrances existing which are a lien on the interests of the deceased in the above described real estate.

THAT to my knowledge the deceased left no debts at his death not satisfied during administration of the above referenced estate.

Grace A. Matthews

GRACE A. MATTHEWS, Administratrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **GRACE A. MATTHEWS, Administratrix** of the Estate of Frank Reedus, Jr., deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon her oath, acknowledged that the statements contained herein are true to the best of her knowledge, information and belief and that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 1st day of September, 2009.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 7/8/13

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Grace A. Matthews
AFFIANT

SWORN to and **SUBSCRIBED** before me this 1st day of September, 2009.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 7/8/13

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY