PICK-UP

This Instrument Was Prepared By:
Brenda G. Benson, Esq.

Aubrey Givens & Associates
501 Union Street, Suite 307
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100059226 AFFIDAVIT
Recvd: 09/20/10 16:03 4 pgs
Fees:22.00 Taxes:0.00
20100920-0074873

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes Steve Douglas Gibson, who after being duly sworn according to law, deposes and says:

1. That this Affidavit is executed by him for registration in the Office of the Register of Deeds of Davidson County, Tennessee, pursuant to provisions of T.C.A. § 30-2-712, and is made upon his personal knowledge.

2. That he is the only child ever born of Mary Ethel Gibson, and that he lived with and cared for her at the subject address during the final two years of her life.

3. Mary Ethel Gibson died August 6, 2009, an unmarried widow, leaving as survivor Steve Douglas Gibson her only child.

4. Mary Ethel Gibson is now deceased having died on August 6, 2009. At the time of her death, Mary Ethel Gibson, a widow, was survived by her adult son, Steve Douglas Gibson, the sole heir at law of Mary Ethel Gibson on the date of her death pursuant to T.C.A. § 31—104(b)(1).

5. That at the time of the death of Mary Ethel Gibson, the interest of Mary Ethel Gibson in the following tract or parcel of land owned, at the time of her death, passed entirely to Steve Douglas Gibson pursuant to T.C.A. § 31-2-104.

6. Said real estate being located in the Broadmoor Subdivision of Davidson County, Tennessee, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

7. Consequently, in accordance with T.C.A. 31-2-104, the owner of the fee simple interest in said real estate is Steve Douglas Gibson.

FURTHER AFFIANT SAYETH NOT.

Steve Douglas Gibson

Steve Douglas Gibson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, Steve Douglas Gibson, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2010.

J. RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

J. Rachel Givens

NOTARY PUBLIC

My Commission Expires: Aug 6, 2012

BOOK 5262 PAGE 556

Exhibit "A"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,482.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 1978

Notary Public

MY COMMISSION EXPIRES: 2-14-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Gregory, Attorney at Law, 1623 Parkway Towers, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis C. Gibson and wife, Mary E. Gibson		61-7 97
(NAME)	(NAME)	
808 Broadmoor Drive	same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Panfilo Valenzuela and wife, Mary Ellen Reece Valenzuela

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis C. Gibson and wife, Mary E.Gibson

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. 10, and the easterly 5 feet of Lot no. 9 and the southeasterly part of the westerly 45 feet of Lot no. 9, Block "F" on the Plan of Broadmoor Subdivision, as of record in Book 547, pages 161 and 162, Register's Office for said County, described as follows:

BEGINNING in the south margin of Broadmoor Drive at the corner of Lots Nos. 10 and 11; thence west along said Drive, 55 feet; thence South along the line parallel to the line between Lots Nos. 9 and 10 and 5 feet west thereof, 100 feet to a point; thence west 12 feet to a point; thence north 50 feet to a point which is 33 feet east of the southwest corner of Lot No. 9, Block "F"; thence east along the rear line of Lots Nos. 9 and 10, 67 feet to the southeast corner of Lot No. 10; thence north along the line between Lots Nos. 10 and 11, 150 feet to the point of beginning.

Title to Lot 10 of Block "F" is vested in Mrs. Lela B. Maxwell by deed from Julia Miller Sawrie, a widow, of record in Book 1491, page 167; the east 5 feet of Lot 9 of Block "F" is in Thomas B. Maxwell and wife, Lela B. Maxwell, by deed from James Roy Conyer, Jr., et ux, as of record in Book 2497, page 171; the SE part of the west 45 feet of Lot 9 of Block "F" is in Lela B. Maxwell by deed from Elizabeth D. Swain, of record in Book 2590, page 37, Register's Office for said County; the said Thomas R. Maxwell having since died.

BEING the same property conveyed by deed to Panfilo Valenzuela and wife, Emma L. Valenzuela, of record in Book 3882, page 447, Register's Office for Davidson County; the said Emma L.Valenzuela having since died.

This is { unimproved ( ) / improved (X) } property, known as 808 Broadmoor Avenue, Nashville, Tennessee
(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 seised 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 hands this 9th day of March, 1978

Y Panfilo Valenzuela

x Mary E. Valenzuela

BOOK 5252 PAGE 557

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Panfilo Valenzuela and wife, Mary Ellen Reece Valenzuela

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 9th day of March 1978

Commission expires 2-14-81

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Panfilo Valenzuela and wife,
Mary Ellen Reece Valenzuela

TO
Curtis C. Gibson and wife,
Mary E. Gibson

E 5 4 8 4 1

IDENTIF. REFERENCE

MAR 15 1 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 15 78	CONV	17,482.00			
MAR 15 78	S'TAX		B*	45.50	
MAR 15 78	PR'FEE		B*	.50	
MAR 15 78	W'DEED		B*	4.00	* 50.00