This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, Tennessee 37211

Property ID: 06700012300

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCES.

BILL GARRETT, Davidson County
Trans:T20110005719 AFFIDAVIT
Recvd: 01/28/11 12:26 3 pgs
Fees:17.00 Taxes:0.00
20110128-0007863

Affidavit of Heirship

(pursuant to TENN.CODE ANN. Section 30-2-712)

State of Tennessee
County of Davidson

On the 24th day of January, 2011, before me personally appeared Jeannie Simpkins, to me personally known (or proved to be by satisfactory evidence), who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Lillian Anita Wayman McClelland, deceased, who was the owner of the following property located at 4810 Old Hickory Boulevard, Nashville, Tennessee 37218:

Land in Davidson County, Tennessee, described as follows:

TRACT I: BEGINNING at an iron pin located in the eastern R.O.W. of Old Hickory Boulevard, being the northwest corner of the tract described herein and the southwest corner of the property conveyed to Ronald Simpkins, by deed of record in Book 4673, Page 60; thence leaving said eastern R.O.W. along a fence N 73 degrees 38' 30" E 1,466.97 feet to an iron pin located in James W. Stewart's western line and also being the northeast corner of the tract described herein; thence leaving said iron pin S 30 degrees 53' 54" E 575.83 feet to an iron pin; thence S 36 degrees 19' 53" W 383.99 feet to an iron pin, the southeast corner of the tract described herein; thence leaving said iron pin N 87 degrees 05' 14" W 503.99 feet to an old iron fence post; thence leaving said point N 18 degrees 24' 04" W 200.04 feet to an iron pin; thence S 71degrees 47' 33" W 715.0 fee to an iron pin; thence N 64 degrees 15' 14" W 294.84 feet to an iron pin located in a curve to the left in the eastern R.O.W. of Old Hickory Boulevard; thence with the chord of said curve having a radius of 930.0 feet and a length of 167.80 feet, N 9 degrees 27' 55" E 167.57 feet to a point; thence N 4 degrees 17' 58" E 105.23 feet to the point of beginning, containing 20.1 acres, more or less.

This legal description being the same as that found in Quitclaim Deed of record at Book 6565, Page 862, Office of Davidson County Register of Deeds.

Being a part of the property conveyed to Charles R. McClelland and wife, Lillian Anita Wayman McClelland, by deed from W. E. Rogers and wife, of record in Book 4099, Page 266, Office of Davidson County Register of Deeds and further conveyed to Lillian Anita Wayman McClelland by Quitclaim Deed dated May 28, 1985 from Charles R. McClelland of record in Book 6565, Page 862, said

Office of Davidson County Register of Deeds. Said property was awarded to Lillian Anita Wayman McClelland by 6th District Circuit Court of Davidson County, #82D-1752, heard 09/20/82, said Quitclaim deed being executed in compliance with said order.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4810 Old Hickory, Boulevard, Nashville, Tennessee 37218.

That Affiant, Jeannie Simpkins, whose address is 4834 Old Hickory Boulevard, Nashville, Tennessee, 37218 was the neighbor of the said Lillian Anita Wayman McClelland for over 20 years before her death.

That title to the aforedescribed real property was vested in Lillian Anita Wayman McClelland.

That Lillian Anita Wayman McClelland is now deceased, having died on the January 9, 2011, a resident of Davidson County, Tennessee.

And Affiant further states that this decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Eric Ray McClelland	Adult son
Barry Lee McClelland	Adult son

Affiant states that the decedent left no surviving spouse, no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

The decedent left no Last Will and Testament.

The heirs at law of Lillian Anita Wayman McClelland are Eric Ray McClelland and Barry Lee McClelland; therefore the Property vests to the aforesaid are Eric Ray McClelland and Barry Lee McClelland.

All of the debts against the estate have been paid including any estate taxes or claims from TennCare.

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Davidson

I, Jeannie Simpkins, being first duly sworn, make oath that we have read the foregoing Affidavit of Heirship, and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Jeannie Simpkins

Sworn to and subscribed before me on this 24th day of January, 2011.

Brian Lavoy Payne, Notary Public
My Commission Expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Jeannie Simpkins, 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 purpose therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2011.

Brian Lavoy Payne, Notary Public

My commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY