THIS INSTRUMENT PREPARED BY:

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BILL GARRETT, Davidson County
Trans:T20110061073 AFFIDAVIT
Recvd: 09/30/11 15:50 2 pgs
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20110930-0076071

AFFIDAVIT OF HEIRSHIP

I, **JOHN E. BALDWIN, SR.**, after first being duly sworn according to law, hereby makes oath as follows:

1. I am an adult citizen and resident of Nashville, Davidson County, Tennessee, having been born on July 07, 1934.

2. I am the son-in-law of IDA BEATRICE WATKINS a/k/a BEATRICE WATKINS and have known her for fifty-four (54) years.

3. IDA BEATRICE WATKINS resided in Nashville, Tennessee at the time of her demise. She was unmarried being survived by her only child, RUBY J. BALDWIN.

4. At the time of death, IDA BEATRICE WATKINS owned the following property:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 20 and all but five feet of Lot No. 19 of Block No. 29 on the Plan of Fisk University Place which is of record in Deed Book 421, Pages 4 and 5, R.O.D.C., Tennessee, and being part of the same property conveyed to Maryland Hoover and Fannie Hoover by deed from Realty Savings Bank and Trust Company of record in Book 498, Page 341, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Bennie Vinson and wife, by Robert W. Hoover and wife, registered in Book No. 2017, Page 118, R.O.D.C., Tennessee to which reference is here made. Lot No. 20 fronts 25 feet on 32nd Avenue, N. and runs back 150 feet to an alley. Part of Lot No. 19 fronts 20 feet on the West side of 32nd Avenue, N. and runs back 150 feet to an alley. The Lot No. 20 fronts on the West side of 32nd Avenue also. This gives a total frontage on the West side of 32nd Avenue N. of 45 feet.

Being the same property conveyed to Ida Beatrice Watson, by Installment Deed from Bennie Vinson and wife, Callie W. Vinson, of record in Book 3432, Page 493, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 25 feet of property abandoned by the city, (Clare Avenue), beginning at the west property line of 32nd Avenue, North and extending westward 150 feet to an alley.

This property was abandoned by the Metropolitan Government of the City of Nashville, January 24, 1977, by the Metropolitan Council Bill #76-386.

Being the same property conveyed to Beatrice Watkins by deed from Mary E. DeMoss, of record in Book 5119, page 661, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 923 32nd Avenue, North, Nashville, Tennessee.

5. Pursuant to T.C.A. §31-2-104(b)(1), heirship to property at 923 32nd Avenue North, Nashville, Tennessee 37209 is established in the heirs of IDA BEATRICE WATKINS.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 30th day of September, 2011.

AFFIANT SAITH FURTHER NOT.

John E. Baldwin Sr.
JOHN E. BALDWIN, SR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **JOHN E. BALDWIN, SR.,** the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), to be the person who executed the foregoing instrument in my presence and who, upon oath, executed the foregoing instrument for the purposes therein contained as his free act and deed.

Jacqueline Orr Higgins
NOTARY PUBLIC

My Commission Expires: January 07, 2012

JACQUELINE ORR HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY