BILL GARRETT, Davidson County
Trans:T20110073476 AFFIDAVIT
Recvd: 11/21/11 09:52 7 pgs
Fees:37.00 Taxes:0.00
20111121-0090837

New Owner & Send Tax Notices To:

Zara E. Owen
7228 Weems Road
Pinson, Alabama 35126

Map & Parcel: 04203000900

AFFIDAVIT OF INHERITANCE

STATE OF ~~TENNESSEE~~ Alabama (TE)
COUNTY OF ~~DAVIDSON~~ St Clair (TE)

Comes now your Affiant, Zara Erma Owen, the surviving spouse of Leslie Clay Owen, and having first been duly sworn according to law, being of lawful age and a resident of Pinson, Alabama, and pursuant to *Tennessee Code Annotated* § 30-2-712, deposes and states as follows:

Leslie Clay Owen, a/k/a Leslie C. Owen, died on the 8th day of May, 2010, at the age of eighty-eight (88), a citizen and resident of Davidson County, Tennessee, residing at 915 Woods Lake Drive, Madison, Tennessee 37115.

At the time of his death, Leslie Clay Owen held a fee simple interest in real property located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No 8 on the Plan of Primrose Acres, of record in Book 2663, page 107, Register's Office for said County.
>
> Being the same property conveyed to Leslie C. Owen from Hillus E. Barber and wife, Dorothy D. Barber by Deed of record in Book 3616, Page 507, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

This is improved property commonly known as 915 Woods Lake Drive, Madison, Tennessee 37115.

The undersigned received 100% interest in the real estate described above by virtue of being the recipient of said real property under the provisions of the Last Will and Testament of Leslie Clay Owen, admitted to probate and recorded in the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee, Docket No. 11P-1520, a certified copy of the Last Will and Testament of Leslie Clay Owen is attached hereto as Exhibit A.

The Decedent was not enrolled in TennCare at the time of his death.

Tenn. Code Ann. §67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. §67-4-409(a)(5) further provides the valuation oath is unnecessary, this affidavit being used to evidence transfer of title to the property to a beneficiary.

FURTHER AFFIANT SAYETH NOT.

WITNESS my hand this the 9th day of NOVEMBER, 2011.

Zara Erma Owen
ZARA ERMA OWEN

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Zara Erma Owen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his 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 9th day of November, 2011.

Tonya England
NOTARY PUBLIC
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 27, 2012 BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
W. FAYE NOVELLY, BPR #019523
UAW Legal Services Plan
3011 Harrah Drive, Suite A
Spring Hill, TN 37174

EXHIBIT "A"

LAST WILL AND TESTAMENT OF LESLIE CLAY OWEN

11P 1520

I, LESLIE CLAY OWEN, presently residing at 915 Woodslake Drive, Madison, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

FILED
NOV 03 2011
RICHARD R. ROOKER, Clerk
By

ARTICLE I
FAMILY

My Spouse is ZARA ERMA OWEN. Any reference to my Spouse refers to her. My children who are not from this marriage are MELISSA MARLEEN OWEN KIRBY, BILLY WARREN OWEN, and SHERRY LYNN OWEN WRIGHT. Any reference to my children will refer to all of the children mentioned above. My stepchildren are ANGELA LEE JAMISON TAYLOR and MICHAEL DUANE JAMISON. Any reference to my stepchildren will refer to these stepchildren.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following:

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims.

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

I hereby certify that this is a true copy of original instrument filed in my office this 3 day of NOV 2011
RICHARD R. ROOKER, CLERK
By Deputy Clerk

ARTICLE III
EXECUTOR

I name my Spouse, MELISSA MARLEEN OWEN KIRBY, and ANGELA LEE JAMISON TAYLOR to act as my Co-Executors. If my Spouse, MELISSA MARLEEN OWEN KIRBY, or ANGELA LEE JAMISON TAYLOR is unable or unwilling to act, then I name the others or other, as the case may be, to act as my Executor. To the extent permitted by law, the Executors or Executor shall serve without bond.

ARTICLE IV
SPECIFIC DEVISE OF REAL PROPERTY

If my Spouse fails to survive me, then I give to my son, BILLY WARREN OWEN, whatever interest I may have at the time of my death in my real property consisting of two (2) parcels of land, which total thirty-seven (37) acres more or less, located in Macon County,

Initials: LCO

Tennessee. If BILLY WARREN OWEN should fail to survive me, then I give this to MELISSA MARLEEN OWEN KIRBY, ANGELA LEE JAMISON TAYLOR, MICHAEL DUANE JAMISON, and SHERRY LYNN OWEN WRIGHT, in equal shares, or to the survivors or survivor, as the case may be. I deliberately make no provision in this Section for descendants of a deceased beneficiary whether born before or after the date of this Will

This devise shall be subject to any and all liens and encumbrances existing as to this property on the date of my death.

ARTICLE V
TANGIBLE PERSONAL PROPERTY

Unless otherwise specifically provided, my Executor shall deliver all tangible personal property to my Spouse, or if my Spouse does not survive me, to MELISSA MARLEEN OWEN KIRBY and ANGELA LEE JAMISON TAYLOR in portions of equal value, divided as they may agree, or if they do not agree within a reasonable time, as my Executor determines. I deliberately make no provision in this Article for descendants of MELISSA MARLEEN OWEN KIRBY or ANGELA LEE JAMISON TAYLOR, whether born before or after the date of this Will.

"Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

ARTICLE VI
DISTRIBUTION OF RESIDUE

Section 1. I direct that the residue of my estate be given to my Spouse, if my Spouse survives me.

Section 2. If my Spouse fails to survive me, I give the residue of my estate to the persons named below in accordance with the stated percentages. If any devise shall lapse, the devise shall be distributed proportionately to the other devisees named below:

a. Twenty-five percent (25%) to my daughter, MELISSA MARLEEN OWEN KIRBY, or if she fails to survive me, to her issue by right of representation.

b. Twenty percent (20%) to my son, BILLY WARREN OWEN, or if he fails to survive me, to his issue by right of representation.

c. Fifteen percent (15%) to my daughter, SHERRY LYNN OWEN WRIGHT, or if she fails to survive me, to her issue by right of representation.

d. Twenty percent (20%) to my stepdaughter, ANGELA LEE JAMISON TAYLOR, or if she fails to survive me, to her issue by right of representation.

Initials: L C O

e. Fifteen percent (15%) to my stepson, MICHAEL DUANE JAMISON, or if he fails to survive me, to his issue by right of representation.

f. Five percent (5%) in equal shares to my grandchildren and my Spouse's grandchildren as follows: LESLIE SHANE BINNION, JUSTIN RANDALL TAYLOR, JEFFREY RYAN WOMACK, JACOB RICHARD TAYLOR, APRIL NICOLE BROWN SKOROPAT, and JEFFERY ALLEN OWEN. If a beneficiary under this section fails to survive me, then that beneficiary's share shall be distributed to that beneficiary's issue by right of representation.

ARTICLE VII
CONTINGENT DISTRIBUTION OF RESIDUE

If all of my residuary devisees fail to survive me, I direct that my residuary estate be divided into two equal shares and distributed as follows:

A. One half of my estate to my spouse's heirs-at-law, determined as if my Spouse had died just after me without a Will, and according to the Tennessee laws of intestate succession in existence at the time of the execution of this Will.

B. One half of my estate to my heirs-at-law as determined by the Tennessee laws of intestate succession in existence at the time of the execution of this Will.

ARTICLE VIII
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE IX
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

Section 4. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

Initials: LCO

ARTICLE X
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

In addition, my Executor is authorized to perform any act which the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 26 day of August, 2004.

Leslie Clay Owen
LESLIE CLAY OWEN

STATEMENT OF WITNESSES

This document, consisting of 4 pages including this page, was signed by LESLIE CLAY OWEN on the 26th day of August, 2004 as his Last Will and Testament in our presence. Further we have signed our names as witnesses at his request in each other's presence.

Dave Talley
100 Stephen P. Yokich Parkway
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Janet Wainstan
100 Stephen P. Yokich Parkway
P.O. Box 1797
Spring Hill, Tennessee 37174-1797

Initials: LCO

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

Dave Talley and JANET WEINSTEIN having first been duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee.

2. That we witnessed the execution of the Last Will and Testament of LESLIE CLAY OWEN, the Testator, dated the 26th day of August, 2004, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testator and in accordance with Tennessee code Annotated, Section 32-2-110.

3. That the Testator, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, his Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testator and in his presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to his signature and act of execution.

5. That the Testator was, in the opinion of each of us, of sound mind and disposing memory at the time he executed said Last Will and Testament.

Dave Talley

Janet Weinstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2004.

SARAH GREEN NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Sarah Green
Notary Public
My Commission Expires: 5-21-07