WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:

HOMER R. AYERS, Attorney
P.O. Box 904
Goodlettsville, Tennessee 37072

Affidavit Of Heirship

BILL GARRETT, Davidson County
Trans:T20120017673 AFFIDAVIT
Recvd: 03/09/12 14:12 11 pgs
Fees:57.00 Taxes:0.00
20120309-0020843

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being more than 18 years of age and sui juris, after being duly sworn, make affidavit, under oath as follows:

1. That by deed of record in Deed Book 2200, page 25, Register's Office for Davidson County, Tennessee, Wilson L. Bates and wife Irene K. Bates conveyed to Lee Binkley a/k/a Lee Mason Binkley and wife Elizabeth Binkley s/k/s Elizabeth Ailene Binkley, a/k/a Elizabeth Hereford Binkley certain real property in Davidson County, Tennessee more specifically described in Exhibit A attached with a mailing address of 412 Moss Trail, Goodlettsville, TN 37072.

2. That Lee Binkley died on November 1, 1993 at which time the real property described in Exhibit A attached became vested in Elizabeth Binkley as surviving tenant by the entirety.

3. That Elizabeth Binkley, a widow, died on May 1, 2011.

4. That the only children born to or adopted by Elizabeth Binkley during her lifetime were: Margaret Lee Binkley Smallwood, Patricia Ann

Binkley Clark, Edward Mason Binkley and Pamela Elizabeth Binkley Garrett Tidwell.

5. That Margaret Lee Binkley Smallwood died on September 6, 2006, survived by William Carter Smallwood, III, being the only child born to or adopted by Margaret Lee Binkley Smallwood during her lifetime.

6. That Elizabeth Binkley left a Last Will and Testament dated October 27, 1980, the original of which cannot now be located, which leaves all of her estate, real and personal, to her children or to their respective bodily heirs, per stirpes. A copy of the said will is attached as Exhibit B.

7. That the said Last Will and Testament of Elizabeth Binkley was not filed for probate, nor was there an administration of her estate, by reason that the property described in Exhibit A attached is the only property that might or could be included in the probate estate.

8. That all debts owing by Lee Binkley or by Elizabeth Binkley during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied, including taxes and burial expenses.

9. That Elizabeth Binkley left a Last Will and Testament dated October 27, 1980, the original of which cannot now be located, which leaves all of her estate, real and personal, to her children or to their respective bodily heirs, per stirpes. A copy of the said will is attached as Exhibit B.

10. That the said Last Will and Testament of Elizabeth Binkley was not filed for probate, nor was there an administration of her estate, by reason that the property described in Exhibit A attached is the only property that might or could be included in the probate estate.

11. That all debts owing by Lee Binkley or by Elizabeth Binkley during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied, including taxes and burial expenses.

12. That Elizabeth Binkley was not a recipient of TennCare benefits and a copy of a release from the Bureau of TennCare for the State of Tennessee is attached as Exhibit C to this Affidavit and incorporated herein as fully as if copied verbatim.

13. That ownership and title to the real property described in Exhibit A attached is now vested in Patricia Ann Binkley Clark, Edward Mason Binkley, Pamela Elizabeth Binkley Garrett Tidwell and William Carter Smallwood, III, as tenants in common, each owing a one-fourth (1/4) undivided interest.

14. That in exchange for it's issuance of an Owner's Title Insurance Policy and a Mortgage Title Insurance Policy insuring the real property described in Exhibit A attached, the undersigned, jointly and severally, agree to indemnify and hold hamless First American Title Insurance Company, it's employees or agents, from any cost , expense or judgment relating to the ownership and title to the real property described in exhibit A by the undersigned, Patricia Ann Binkley Clark, Edward Mason Binkley, Pamela Elizabeth Binkley Garrett Tidwell and William Carter Smallwood, III.

13. That Pamela Elizabeth Tidwell a/k/a Pamela Elizabeth Binkley Garrett Tidwell executes this Affidavit of Heirship pursuant to a Limited Power of Attorney made by Patricia Ann Clark, Edward Mason Binkley and William Carter Smallwood, III, filed for record as instrument *_____ in the Register's Office for Davidson County, Tennessee.

Executed on this 7th day of March, 2012. *20120309-0020844

Patricia Ann Binkley Clark
PATRICIA ANN BINKLEY CLARK
BY: PAMELA ELIZABETH TIDWELL

Edward Mason Binkley
EDWARD MASONBINKLEY
BY: PAMELA ELIZABETH TIDWELL

William Carter Smallwood III
WILLIAM CARTER SMALLWOOD, III
BY: PAMELA ELIZABETH TIDWELL

Pamela Elizabeth Tidwell
PAMELA ELIZABETH TIDWELL, IND.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of March, 2012, before me, personally appeared PAMELA ELIZABETH TIDWELL, to me known to be the person who executed the foregoing instrument on behalf of PATRICIA ANN BINKLEY CLARK, EDWARD MASON BINKLEY and WILLIAM CARTER SMALLWOOD, III, and acknowledged that she executed the same as the free act and deed of the said PATRICIA ANN BINKLEY CLARK, EDWARD MASON BINKLEY and WILLIAM CARTER SMALLWOOD, III.

NOTARY PUBLIC

My commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, PAMELA ELIZABETH TIDWELL a/k/a PAMELA ELIZABETH BINKLEY GARRETT TIDWELL, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand on this the 7th day of March, 2012.

NOTARY PUBLIC

My commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A - DESCRIPTION OF PROPERTY

Land in Davidson Count, Tennessee, being Lot No. 27 on the Map of Goodlettsville Heights, Section Two, of record in Book 1424, Page 120 and 121, in the Register's Office for said county.

Said Lot No. 27 fronts 155 feet on the north side of Moss Trail Road Road and runs back between lines, 253.4 feet on the west line and 261.3 feet on the east line to a dead line in the rear on which it measures 155.2 feet.

Being the same property conveyed to Lee Binkley and wife Elizabeth Binkley by deed from Wilson L. Bates and wife Irene K. Bates of record in Book 2200, Page 25, Register's Office for Davidson County, Tennessee. The said Lee Binkley, a/k/a Lee Mason Binkley died on November 1, 1993 at which time the said property became vested in Elizabeth Binkley a/k/a Elizabeth Ailene Binkley a/k/a Elizabeth Hereford Binkley,a widow, who died on May 1, 2011. There were four children born to Lee Binkley and Elizabeth Binkley during their respective lifetimes, namely Margaret Lee Binkley Smallwood, Patricia Ann Clark, Edward Mason Binkley and Pamela Elizabeth Binkley Garrett Tidwell. Margaret Lee Binkley Smallwood died on September 6, 2006, survived by one child, William Carter Smallwood, III. Elizabeth Binkley left a Last Will and Testament dated October 27, 1980, the original of which cannot be found, which leaves the estate to the said children. (A copy of the said Will is attached, but there are no assets requiring that the Will need be probated or the estate administered.) Ownership and Title to the said property is now vested in Patricia Ann Clark, Edward Mason Binkley, Pamela Garrett Tidwell and William Carter Smallwood, III, as tenants in common, each owing a one-fourth undivided interest.

The mailing address for the said property is 412 Moss Trail, Goodlettsville, Davidson County, TN 37072

Exhibit B
Will Copy

I, ELIZABETH HEREFORD BINKLEY, a resident of Goodlettsville, Davidson County, Tennessee, being of sound mind and disposing memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking any prior Wills or Codicils thereto made by me.

ITEM I

PAYMENT OF DEBTS, TAXES AND COSTS OF ADMINISTRATION

I direct that all of my just debts, funeral expenses, the cost of administration of my estate and any taxes owing by me at the time of my death be paid as soon as practicable after my death from my general estate.

ITEM II

EXECUTOR

I hereby nominate and appoint my husband, LEE MASON BINKLEY, as Executor of this my Last Will and Testament. If my husband, LEE MASON BINKLEY, is unable to serve, unwilling to serve, or later ceases to serve for any reason, I appoint THE BANK OF GOODLETTSVILLE as Executor of this my Last Will and Testament. I direct that my Executor, whether original, alternate or successor, be permitted to serve without bond in this or any other jurisdiction.

ITEM III

CHILDREN

Children born to me during my lifetime are: PATRICIA ANN

made to my children shall include after-born or after-adopted children born to me or adopted by me during my lifetime, or to their descendents, per stirpes, who survive me, if any of my children be deceased.

ITEM IV

DISPOSITION OF SPECIFIC PROPERTY

I have left among my valuable papers a memorandum written entirely in my hand and previously signed by me on the date of the execution of this my Last Will and Testament as to the disposition I would have made of certain personal property and personal effects owned by me at the time of my death in the event my husband, LEE MASON BINKLEY, predeceases me or in the event my husband and I should die of a common disaster; and I direct that my Executor in such case distribute or dispose of such property in accordance with the said memorandum. In the event my husband, LEE MASON BINKLEY, survives me, I give, devise and bequeath to my husband, LEE MASON BINKLEY, all of the personal property and personal effects listed in the said memorandum. If for any reason no such memorandum is found and properly identified as such by my Executor within thirty (30) days after the probate of my Will, I then direct that all such property shall go into and form a part of my residuary estate.

ITEM V

SIMULTANEOUS DEATH CLAUSE

If my husband, LEE MASON BINKLEY, and I shall die under circumstances where there is insufficient evidence to determine the order of our deaths, then it shall be presumed that I pre-deceased my husband and my estate shall be administered in all respects in accordance with such presumption.

ITEM VI

whether the same be real, personal or mixed to my husband, LEE MASON BINKLEY, to be his absolutely.

ITEM VII

RESIDUARY ESTATE - TO CHILDREN

In the event my husband, LEE MASON BINKLEY, predeceases me, I then give, devise and bequeath all of my estate, whether the same be real, personal or mixed to my children in substantially equal shares, per stirpes.

IN WITNESS WHEREOF, I hereunto subscribe my name, this the 27 day of October, 1980.

Elizabeth Hereford Binkley
ELIZABETH HEREFORD BINKLEY

ELIZABETH HEREFORD BINKLEY signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses whereof, we do now, at her request and in her presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

WITNESS: ADDRESS:

304 [illegible] Drive
[illegible]

[illegible]

[illegible] 37066

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

AFFIDAVIT

We, Hubert R. Ayers and Diane G. Brown, being adult citizens and residents of the State of Tennessee, after being duly sworn according to law, depose and state that this date ELIZABETH HEREFORD BINKLEY signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament and as witnesses, we, at her request, subscribed our names in her presence and in the presence of each other, and in our opinion, the said ELIZABETH HEREFORD BINKLEY was at the time and is at this time of sound mind and disposing memory. This Affidavit is executed in accordance with T.C.A. 32-211 at the request of the said ELIZABETH HEREFORD BINKLEY.

This the 27th day of October, 1980.

Hubert R. Ayers

Diane G. Brown

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 27th DAY OF Oct., 1980.

Judy P Atkins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-82

Exhibit C

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

7/18/2011

HOMER R. AYERS
LEGAL COUNSEL
P.O. BOX 904
GOOGLETTSVILLE, TN 37070

RE: ELIZABETH A. BINKLEY
410044917

Dear HOMER R. AYERS:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager