Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

Davidson County AFFIDAVIT
Recvd: 04/05/12 10:40 5 pgs
Fees:27.00 Taxes:0.00
20120405-0029112

AFFIDAVIT OF HEIRSHIP

Address of New Owner: Bethany Carole Adams Walser

1320 Ravenna Court South
Antioch, TN 37013

Send Tax Bills To: OWNER

Map & Parcel: 150-4-150

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

RE: Property Described in
Book 10914, Page 980

I, Tim York, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. John R. Adams died on the 2nd day of March 2012.
2. John R. Adams was not married at the time of his death.
3. Mary C. Adams died in November 2007.
4. The estate of the decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the decedent have been paid, or will be paid.
5. The only children born (or legally adopted) by John R. Adams from all marriages are: Bethany Carole Adams Walser.
6. The Decedent died, leaving an unprobated will for the distribution of his estate to Bethany Carole Adams Walser attached hereto.

This affidavit is given as an inducement for Stewart Title Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this the 30th day of March, 2012.

Tim York
Affiant

Sworn to and subscribed before me this the 30th day of March, 2012.

Commission Expires: 6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Last Will and Testament

of

JAMES R. ADAMS

I, **James R. Adams**, domiciled in Antioch, Davidson County, Tennessee, do make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

ARTICLE I

I direct that all my just debts, my funeral expenses, unpaid charitable contributions, if the same be enforceable obligations of my estate, and the costs of administration of my estate be paid as soon as practicable after my death. My Executrix, in her sole discretion, may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions. In the event that any property or interest in property passing under this Will, by operation of law or otherwise, by reason of my death shall be encumbered by mortgage or lien, or shall be pledged to secure any obligation (whether the property or interest in property so encumbered or pledged shall be owned by me jointly or individually) it is my intention that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner taking by survivorship, or beneficiary receiving such property or interest in property shall take it subject to all encumbrances existing at the time of my death.

ARTICLE II

I give, devise and bequeath to my wife, Mary Carolyn Adams absolutely and in fee simple, all property which I own, have any interest in, or have the right to dispose of at my death and which remains after payment of my just debts and funeral expenses, of whatever kind, character and description, real, personal, tangible, intangible and mixed, and wherever situated. If my wife and I shall die under circumstances such that there is not sufficient evidence to determine the order of our deaths, then it shall be presumed that she did survive me; and my estate shall be administered and distributed, in all respects, in accordance with such presumption. In the event my wife predeceases me, then I give, devise and bequeath my estate to my daughter, Bethany Carole Adams Walser, absolutely and in fee simple, per stirpes, all property which I own, have any interest in, or have the right to dispose of at my death and which remains after payment of my just debts and funeral expenses, of whatever kind, character and description, real, personal, tangible, intangible and mixed, and wherever situated.

 James R. Adams

ARTICLE III

I nominate and appoint my wife, Mary Carolyn Adams, Executrix of this my Last Will and Testament. In the event my wife does not survive me or for any other reason fails to qualify as Executrix of this my Last Will and Testament or, having qualified, thereafter for any reason shall cease to act, then I nominate and appoint my daughter, Bethany Carole Adams Walser, alternate Executrix of this my Last Will and Testament. I authorize my Executrix and Alternate Executrix in the exercise of reasonable discretion with respect to all property, be it real, personal or mixed, at any time forming part of my estate, to exercise all the powers set forth in Section III of Chapter 10 of the Tennessee General Assembly of 1963, T.C.A. § 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers as set out in said statute on the date of the execution of this Will are granted, notwithstanding that said statute may be amended hereinafter or repealed at the time of my death. I direct that no bond be required of either my Executrix or Alternate Executrix.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and the one (1) preceding typewritten page, and for the purpose of identification, I have signed each such page, all in the presence of the persons witnessing it at my request on this 6th. day of June, 2007, at Brentwood, Tennessee.

James R. Adams

James R. Adams, Testator

The foregoing, consisting of this and two (2) preceding typewritten pages, was signed, sealed, published and declared by James R. Adams, the Testator, to be his Last Will and Testament, in our presence, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses this 6th. day of June, 2007, at Brentwood , Tennessee.

CATHERINE A. GARNER, a resident of Nashville, Davidson County, Tennessee

SCOTT D. WEISS, a resident of Nashville, Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Catherine A. Garner and Scott D. Weiss, being duly sworn according to law, depose and say:

1. That they are adult citizens of Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of James R. Adams, the Testator, dated the 6th. day of June, 2007, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator and in accordance with Tennessee Code Annotated, § 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, and at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Catherine A. Garner

Scott D. Weiss

Subscribed to and sworn to before me this 6th. day of June, 2007.

My Commission Expires: 01/03/2011

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY