RECORD & RETURN TO:

This instrument prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Map and Parcel: 133-01-0-343

BILL GARRETT, Davidson County
Trans:T20120068503 AFFIDAVIT
Recvd: 09/12/12 11:21 2 pgs
Fees:12.00 Taxes:0.00
20120912-0082734

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

State of Tennessee
County of Williamson

On September 7, 2012, before me personally appeared the undersigned, to me personally known, who being by me duly sworn, on oath did say that Affiant is familiar with the family history of Angela Renee Ivory, deceased, who was an owner of the following property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1-A, on the Plan of Zone Lot Division ReSubdivision of Lots 1, 2, 3, & 4 on the ReSubdivision of Lots 39 and 40 H. G. McNabb Subdivision, of record in Book 6250, Page 545, as amended in Book 6250, Page 546, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Renea Ivory by Trustee's Deed from Martin E. Gilmore, Jr., Trustee, dated February 25, 1997, recorded February 26, 1997, of record in Book 10360, Page 9, Register's Office for Davidson County, Tennessee.

Angela Renee Ivory is deceased, having died on May 31, 2012, a resident of Davidson County, Tennessee.

Angela Renee Ivory and Angela Renea Ivory is one and the same person.

And, that the decedent's place of residence and homestead at the time of death was 545 Drake Avenue, Nashville, TN 37211.

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
Celia Black Ivory	Mother

Affiant states that the decedent left no surviving spouse, children, adopted children, or descendants of deceased children or adopted children except as listed above. Decendent's father was not living at the time of her death.

The decedent did not leave a will. The heirs at law are as stated hereinabove.

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

That the undersigned agrees to indemnify and hold harmless Realty Title and Escrow Company, Inc. and Stewart Title Guaranty Company for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 545 Drake Avenue, Nashville, TN 37211, in reliance on this affidavit.

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

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

State of Tennessee
County of Williamson

I, Nicole Ivory, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship for Angela Renee Ivory and that the facts contained therein are true and correct to the best of my knowledge, information, and belief.

Nicole Ivory

Sworn to and subscribed before me on this 7TH day of September, 2012.

Notary Public

My Commission Expires: April 12, 2015

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN