Prepared by & Return to:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075

Map: 10214001600

Davidson County	AFFIDAVIT
Recvd: 11/16/12 15:35	3 pgs
Fees:17.00 Taxes:0.00	
20121116-0106148	

AFFIDAVIT OF HEIRSHIP

I, Peggy J. Anderson, after first being sworn according to law, herby make oath for purpose of establishing ownership in the following described property pursuant to Tennessee Code Annotated, Section 30-2-712: **1221 Davidson Road Nashville, TN 37205.**

1. At the time of her death on 03/03/2011, Janie Horner was the sole owner of the property commonly known as **1221 Davidson Road Nashville, TN 37205** and identified by the assessor of property as: **Map and Parcel 10214001600.**

2. That at the time of her death, Janie Horner was a widow, had not remarried, and had one child Deborah Lynn Beckham. This was her only child. Janie Horner had no other children living or deceased, adopted or by natural birth.

3. Janie Horner left a will that named her heir as follows: Deborah Lynn Beckham.

4. Deborah Lynn Beckham is over the age of eighteen (18) years.

5. There are no existing claims against Janie Horner and/or her estate and the real property is free of any mortgages or encumbrances.

6. Affiant is making this statement to induce First American Title Company and its agent Clarity Title, LLC to issue its policy of title insurance insuring the title to certain real property described above.

7. Affiant agrees to indemnify and hold harmless, Clarity Title, LLC, its principals, successors and or assigns, for any loss or injury resulting from their issuing Title Insurance in reliance on my statements made herein.

AFFIANT SAITH FURTHER NOT.

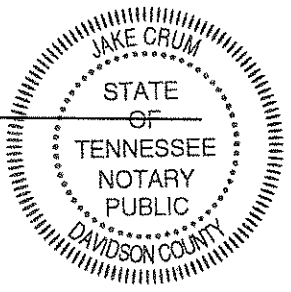
Peggy Jean Anderson
Signature

10-16-2012
date

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16 day of October, 2012 personally appeared, Peggy J. Anderson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his / her free act and deed.

Witness my hand and official seal.



Notary Public
Commission Expiration:

My Commission Expires:
May 20, 2014

Certificate of Authenticity

I, Julia A. Hirt, 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 Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.