BILL GARRETT, Davidson County
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Affidavit of Heirship

State of Tennessee

County of Davidson

Affiant, Jack Rigsby, after first being duly sworn, states that he is an adult citizen and resident of Nashville, Davidson County, Tennessee, currently residing at 208 Myhr Green, Nashville, Tennessee 37221.

He further states he has personal knowledge of the family history of Jennie Maynard and has known the Maynard family for 60 years.

He further states that the Francis M. Maynard and Jennie M. Maynard were married and had four children during the course of their marriage. Francis M. Maynard died in 1963 survived by his wife, Jennie M. Maynard. Jennie M. Maynard never remarried and died on December 22, 1998 survived by three of her four daughters. Martha Sue Trisdale predeceased her mother on November 6, 1994 and was survived by her husband, Tom Trisdale. They had no children. The three surviving daughters of Jennie M. Maynard were Juanita Dillingham, Virginia Maynard and Geraldine Rigsby. Juanita Dillingham has since died on June 8, 2011 survived by her husband, Henry Dillingham and four children, they being Douglas Dillingham, Jeffrey E. Dillingham, Pamela F. Sharpe and Jeannie M. Hansford. Virginia Maynard and Geraldine Rigsby both survive Jennie M. Maynard.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712, *et seq.* Tennessee Code Annotated, to help establish and reflect the heirship with respect to any real or personal property owned by Jennie M. Maynard, Juanita Dillingham and Martha Sue Trisdale, in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee, described as **6300 Henry Ford Drive, Nashville, TN 37209** and more fully as follows:

6300 Henry Ford Drive, Nashville, TN 37209

Being Lot No. 161 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Henry Ford Drive at the corner of lots Nos. 161 and 177; thence with the line between said two lots northeastwardly 127.3 feet to the corner of lots Nos. 161 and 162: thence with the line between said two lots southeastwardly 138 feet to the northwesterly margin of Bagleyshop Drive; thence with said Drive southwestwardly 89.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 37 feet to the northeasterly margin of Henry Ford Drive; thence with said Drive northwestwardly 83.6 feet to the beginning.

Being the same property conveyed to Francis M. Maynard and wife, Jennie M. Maynard by deed dated December 9, 1957 from Pete Turner and wife, Addie B. Turner of record in Book 2706, Page 379, Register's Office for Davidson County, Tennessee. The said Francis M. Maynard died survived by his wife, Jennie M. Maynard who thereafter died intestate on December 22, 1998 survived by her heirs at law, being her children, Juanita Dillingham, Virginia Maynard and Geraldine Rigsby. The said Juanita Dillingham has since died intestate on June 8, 2011 survived by her husband, Henry Dillingham, Jr. and children Pamela F. Sharpe, Douglas L. Dillingham, Jeffrey E. Dillingham and Jeannie M. Hansford. Martha Sue Trisdale who predeceased her mother on November 6, 1994, had no children but was survived by her husband, Tom Trisdale.

Attached hereto is a copy of an un-probated will of Jennie M. Maynard setting forth her desires regarding the disposition of her property.

FURTHER AFFIANT SAITH NOT.

Jack Rigsby

Subscribed and sworn to before me this 26th day of February, 2013.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jack Rigsby** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, and this 26th day of February, 2013.

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/6/2013

This Instrument was Prepared by and Return to:
I. Dyke Tatum, Esq.
Esquire Title and Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, Tennessee 37215

COPY

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LAST WILL AND TESTAMENT

OF

JENNIE M. MAYNARD

I, JENNIE M. MAYNARD, a citizen and resident of Nashville, Davidson County, Tennessee, do hereby make, publish and declare this my Last Will and Testament, hereby revoking any and all wills and codicils heretofore made by me.

A PERSONAL NOTE TO MY FAMILY

I trust that the formal terminology in this Will and the absence of personal messages will not cause you to doubt my affection for you. You are well aware of that affection. A Will is a legal instrument, the purpose of which is to dispose of property and as such, it is an inappropriate place for personal messages.

IDENTIFICATIONS

At the time of the signing of this My Last Will and Testament, I am widowed and have four children, Virginia Ruth Maynard, Juanita Dillingham, Geraldine M. Rigsby, all of Nashville, Tennessee, and Martha Trisdale of Hendersonville, Tennessee.

ARTICLE I

Item 1. I direct that all my just debts and funeral expenses, including the cost of a suitable monument at my grave, be paid as soon after my death as may be practicable, except that the payment of any debts secured by the mortgage or pledge of real or personal property may be postponed in the discretion of my Personal Representative. I direct that any expenses incurred in safeguarding or delivering any property passing under this Will be paid by my Personal Representative as an expense of estate administration.

Item 2. All estate, inheritance, succession, legacy, transfer and other taxes of similar nature which are payable because of my death, including any interest or penalty thereon, upon or with respect to property passing under the provisions of this will or upon or with respect to property not passing under the provisions of this will but upon which property such taxes are assessed or imposed, including all such taxes assessed or imposed upon the proceeds of any and all policies of insurance upon my life, shall be paid out of my residuary estate without apportionment or proration among the beneficiaries, legatees and devisees.

I specifically direct that all life insurance policies on my life which are payable to my estate or to my Personal Representative, may, in the sole discretion of my Personal Representative, be used for the payment of debts and taxes.

ARTICLE II

I do hereby give, devise and bequeath, in equal shares, unto my children, Virginia Ruth Maynard, Juanita Dillingham, Geraldine M. Rigsby and Martha Trisdale, all of my tangible personal property, including any and all automobiles or clothing and personal effects of which I may die seized or

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possessed or in which I may own a transmissible interest at the time of my death, and any and all insurance thereon, or proceeds of such insurance, due and payable at the time of my death or thereafter. Any items not selected by children shall be sold and the proceeds become part of my residuary estate.

ARTICLE III

Item 1. I do hereby give my daughter, Virginia Ruth Maynard, a life estate in my residence, located at 6300 Henry Ford Drive, Nashville, Tennessee, for as long as she wants to live in the house or until her death. At such time as she no longer desires or is unable to continue to live there or upon her death, the house is to be sold and the proceeds divided equally among my then living children. If any child of mine is deceased, then her share shall be divided equally among her living heirs, per stirpes.

Item 2. All the rest, residue and remainder of my property and estate of whatsoever kind and nature and wheresoever situated and found, whether real, personal or mixed (including any property over which I have a power of appointment, all property which I may acquire or become entitled to after the execution of this Will, and all lapsed legacies and devises), shall be sold and the proceeds divided equally among my then living children. If any child of mine is deceased, then her share shall be divided equally among her living heirs, per stirpes.

ARTICLE IV

All words in this Will referring to the masculine, feminine, or the neuter shall include all genders, and all words used in the singular or the plural shall include the singular or the plural, unless the context therein specifically requires otherwise.

ARTICLE V

I do hereby nominate and appoint Tom Trisdale of Hendersonville, Tennessee, Personal Representative of this my Last Will and Testament and he shall not be required to give bond or other security for the faithful performance of his duties as such. In the event of the death, disability, failure or refusal to serve of the said Tom Trisdale, I appoint Bob Carroll of Franklin, Tennessee, to serve as substitute personal representative, without bond.

I direct that my Personal Representative shall not be required to file an inventory, accounting or appraisal of my estate in any court. During the administration of my estate, I hereby vest in my Personal Representative full power to sell, convey, exchange, lease for a period beyond the termination of the administration of my estate, or for a lesser period, improve, borrow on the security of, encumber, or otherwise dispose of all or any part of my estate, in such manner and upon such terms and conditions as my Personal Representative may approve and to invest and reinvest my estate and the proceeds of sale or any portion thereof, in such loans, securities, or other property, real or personal, as he may consider suitable, and to change such investments, and to make such new investments from time to time as to him may seem necessary or desirable.

In addition, I incorporate herein by reference all of the fiduciary powers contained in Section 35-50-110, Tennessee Code Annotated, as fully as if set out verbatim

herein, except as may be specifically indicated otherwise by the terms of this Will.

In the event it is deemed necessary to have administration upon my estate in any state other than Tennessee, then I direct that my Personal Representatives as named in this Article VI of my Will, shall serve as such ancillary Personal Representatives to the extent they may be able to qualify as such.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30 day of June, 1994.

Jennie M Maynard
JENNIE M. MAYNARD

SIGNED, PUBLISHED and DECLARED by the above-named testatrix, JENNIE M. MAYNARD, as and for her Last Will and Testament, in our sight and presence, who signified to us, the attesting witnesses, that the foregoing instrument is her Last Will and Testament, consisting of three (3) pages, including this page; and we have hereunto affixed our signatures, as attesting witnesses, at her request, in her sight and presence, and in the sight and presence of each other.

Anna R. Locke
Witness

George E Locke
Witness

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