ORIGINAL

THIS INSTRUMENT PREPARED BY:

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

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Keith D. Galbreath | Same as New Owner | Map: 17 |
| 5529 Lickton Pike | | Par: P/O 134.00 (Tr. 1) |
| Goodlettsville, TN 37072 | | Par: 182 (Tr. 4) |

# Affidavit Of Heirship
# And
# Deed to Keith D. Galbreath

The undersigned, KEITH D. GALBREATH and JODY F. GALBREATH, both being more than 18 years of age and sui juris, and being the only heirs at law and the only beneficiaries under the Wills of F. DAVID GALBREATH, FRANK DAVID GALBREATH a/k/a DAVID GALBREATH, hereinafter referred to as "DAVID GALBREATH" and FRANCES M. GALBREATH a/k/a FRANCES BOWERS GALBREATH a/k/a FRANCES B. GALBREATH, hereinafter referred to as "FRANCES B. GALBREATH", both deceased, after being duly sworn, make affidavit, under oath as follows:

BILL GARRETT, Davidson County
Trans:T20130056294 DEEDQC
Recvd: 07/02/13 13:35 10 pgs
Fees:52.00 Taxes:0.00
20130702-0068346

1. That certain real properties became vested in "DAVID GALBREATH" and/or "FRANCES B. GALBREATH", all being free and unencumbered, as shown on the surveys of the said properties dated January 25, 2013 by CARROLL CARMAN, Registered Land Surveyor, License No. 910, attached as Exhibits to this Affidavit, attached hereto and incorporated herein by reference, said Exhibits being identified as follows:

Exhibit #A - Survey Drawing of all of the properties.

Exhibit #B - Survey Description of Tract #1 - 23.53 acres.

Exhibit #C - Survey Description of Tract #2 - 2.00 acres.

Exhibit #D - Survey Description of Tract #3 - 0.98 acres

Exhibit #E - Survey Description of Tract #4 - 1.80 acres

2. That "DAVID GALBREATH" died on July 28, 2009, survived by his wife "FRANCES B. GALBREATH" and his sons, KEITH D. GALBREATH and JODY F. GALBREATH.

3. That "FRANCES B. GALBREATH" died on December 10, 2012, having remained a widow, survived by her sons, KEITH D. GALBREATH and JODY F. GALBREATH.

4. That by his Last Will and Testament dated October 14, 1988, "DAVID GALBREATH" gave, devised and bequeathed all of his estate, real, personal and mixed to his wife "FRANCES B. GALBREATH" , to be hers

absolutely.

5. That by her Last Will and Testament dated October 14, 1988, " FRANCES B. GALBREATH" gave, devised and bequeathed all of her estate, real, personal and mixed to her sons, KEITH D. GALBREATH and JODY F. GALBREATH, if her husband, "DAVID GALBREATH" predeceased her.

6. That neither of the Wills described in paragraphs 4 and 5 above were ever probated, nor was either estate administered upon by any Court of competent jurisdiction.

7. That the estates of "DAVID GALBREATH" and "FRANCES B. GALBREATH" were non-taxable estates, both being under the exempt amount of $1,000,000.00

8. That neither "DAVID GALBREATH" nor "FRANCES B. GALBREATH" were recipients of TennCare benefits during their respective lifetimes and the Bureau of TennCare for the State of Tennessee has issued a release for "FRANCES B. GALBREATH", a copy of which is attached hereto as Exhibit F.

9. That all debts and obligations, including taxes owing by "DAVID GALBREATH" and/or "FRANCES B. GALBREATH" during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied.

9. **That as a part of the division of the estates of "DAVID GALBREATH" and "FRANCES B. GALBREATH", JODY F. GALBREATH hereby sells, transfers, quitclaims and conveys to KEITH D. GALBREATH, his heirs or assigns, all right, title or interest which he (JODY F. GALBREATH) may have in and to the real properties described in Exhibit #1 (Tract #1 containing 23.53 acres) and Exhibit #4 (Tract #4**

**containing 1.80 acres) attached hereto, Including the improvements thereon and the appurtenances thereto.**

10. **That KEITH D. GALBREATH and JODY F. GALBREATH, by their signatures hereto acknowledge that they have divided all personal properties within the estates of DAVID GALBREATH and FRANCES B. GALBREATH.**

Witness our hands on this the 2nd day of July, 2013

KEITH D. GALBREATH

JODY F. GALBREATH

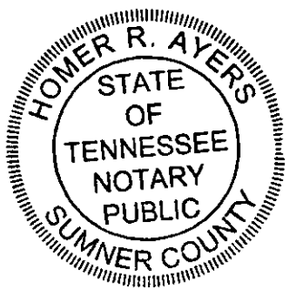
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, KEITH D. GALBREATH and JODY F. GALBREATH, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

This the 2nd day of July, 2013,

NOTARY PUBLIC

My Commission Expires: August 20, 2013




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

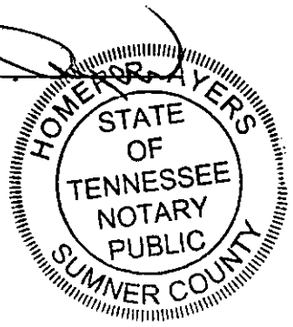
The value or actual consideration for this conveyance is $ None.

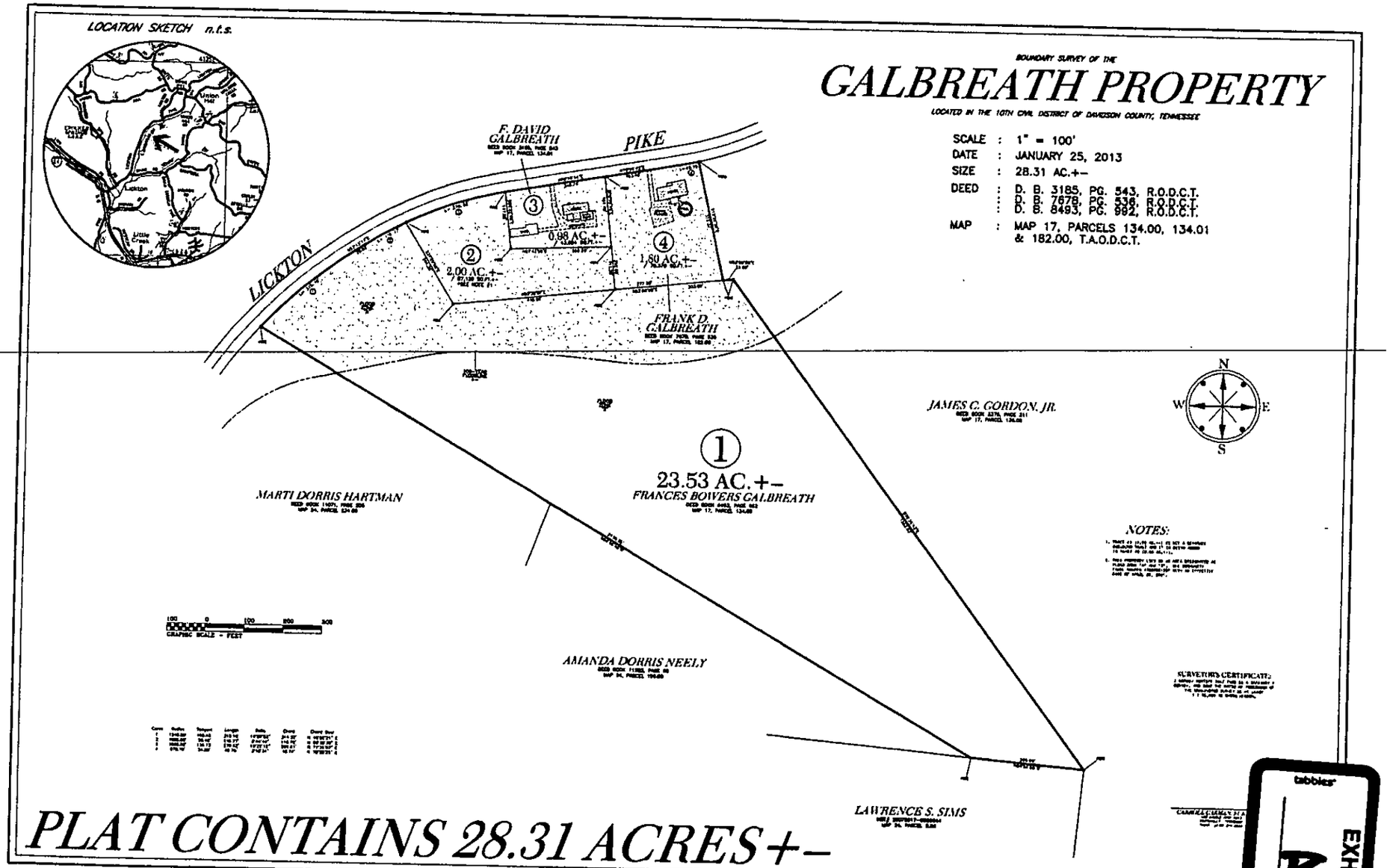
AFFIANT

This the 2nd day of July, 2013.

NOTARY PUBLIC

My Commission Expires: August 20, 2013.




LOCATION SKETCH n.t.s.
BOUNDARY SURVEY OF THE
GALBREATH PROPERTY
LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE
SCALE : 1" = 100'
DATE : JANUARY 25, 2013
SIZE : 28.31 AC.+-
DEED : D. B. 3185, PG. 543, R.O.D.C.T.
D. B. 7678, PG. 536, R.O.D.C.T.
D. B. 8493, PG. 982, R.O.D.C.T.
MAP : MAP 17, PARCELS 134.00, 134.01 & 182.00, T.A.O.D.C.T.
F. DAVID GALBREATH
PIKE
LICKTON
0.98 AC.+-
2.00 AC.+-
1.80 AC.+-
FRANK D. GALBREATH
JAMES C. GORDON, JR.
1
23.53 AC.+-
FRANCES BOIVERS GALBREATH
MARTI DORRIS HARTMAN
AMANDA DORRIS NEELY
LAWRENCE S. SIMS
N
W
E
S
NOTES:
SURVEYOR'S CERTIFICATE:
PLAT CONTAINS 28.31 ACRES+-
tabbies
EXHIBIT
A





# CARROLL CARMAN

**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**
**150 Middle Fork Road**
**Hartsville, Tennessee 37074**
**Phone: 615-374-3344 Fax: 1-888-252-2916**

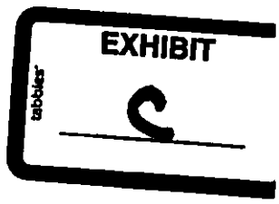

GALBREATH PROPERTY
FRANCES BOWERS GALBREATH
TRACT #1 - 23.53 ACRES

BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Lickton Pike, and being a portion of the property of record in Deed Book 8493, Page 992, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 134.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Lickton Pike, same being the westernmost corner of this tract and the northernmost corner of Marti Dorris Hartman (DB 11071, PG 205, RODCT); thence with said margin along a curve proceeding clockwise, having a deflection angle of 14 degrees 29 minutes 53 seconds, a radius of 1245.50 feet, a tangent length of 158.42 feet, and a chord of North 49 degrees 58 minutes 21 seconds East 314.32 feet; thence along said curve an arc length of 315.16 feet; thence North 57 degrees 13 minutes 17 seconds East 29.92 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 06 degrees 44 minutes 44 seconds, a radius of 1008.80 feet, a tangent length of 59.45 feet, and a chord of North 60 degrees 35 minutes 39 seconds East 118.70 feet; thence along said curve an arc length of 118.77 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Galbreath property (2.00 acres as per survey of same date - Frances Bowers Galbreath - DB 8493, PG 992, RODCT) South 31 degrees 26 minutes 56 seconds East 244.36 feet to an iron rod; thence North 83 degrees 39 minutes 07 seconds East 418.55 feet to an iron rod; thence with line of Tract #4 of the Galbreath property (1.80 acres as per survey of same date - Frank D. Galbreath - DB 7678, PG 536, RODCT) North 83 degrees 50 minutes 00 seconds East 277.20 feet to an iron rod; thence with line of James C. Gordon, Jr. (DB 3376, PG 311, RODCT) North 83 degrees 50 minutes 00 seconds East 25.80 feet to an iron rod; thence South 36 degrees 26 minutes 43 seconds East 1552.93 feet to an iron rod; thence with line of Lawrence S. Sims (IN 20070817-0098644, RODCT) North 84 degrees 52 minutes 55 seconds West 289.95 feet to an iron rod; thence with line of Amanda Dorris Neely (DB 11283, PG 90, RODCT) and Marti Dorris Hartman North 59 degrees 46 minutes 40 seconds West 2138.35 feet to the point of beginning containing 23.53 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 25, 2013.

# CARROLL CARMAN

**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**
**150 Middle Fork Road**
**Hartsville, Tennessee 37074**
**Phone: 615-374-3344 Fax: 1-888-252-2916**

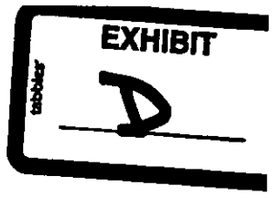




GALBREATH PROPERTY
FRANCES BOWERS GALBREATH
TRACT #2 - 2.00 ACRES

BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Lickton Pike, and being a portion of the property of record in Deed Book 8493, Page 992, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 134.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Lickton Pike, same being the northwest corner of this tract and the northernmost northeast corner of Tract #1 of the Galbreath property (23.53 acres as per survey of same date), also being 463.85 feet northeast of the northernmost corner of Marti Dorris Hartman (DB 11071, PG 205, RODCT) as you measure along said margin; thence with said margin along a curve proceeding clockwise, having a deflection angle of 15 degrees 22 minutes 12 seconds, a radius of 1008.80 feet, a tangent length of 136.13 feet, and a chord of North 71 degrees 39 minutes 07 seconds East 269.81 feet; thence along said curve an arc length of 270.62 feet to an iron rod in said margin; thence leaving road with line of Tract #3 of the Galbreath property (0.98 acres as per survey of same date - F. David Galbreath - DB 3185, PG 543, RODCT) South 06 degrees 22 minutes 40 seconds East 147.65 feet to an iron rod; thence North 87 degrees 43 minutes 58 seconds East 259.26 feet to an iron rod; thence with line of Tract #4 of the Galbreath property (1.80 acres as per survey of same date - Frank D. Galbreath - DB 7678, PG 536, RODCT) South 06 degrees 09 minutes 15 seconds East 111.28 feet to an iron rod; thence with line of said Tract #1South 83 degrees 39 minutes 07 seconds West 418.55 feet to an iron rod; thence North 31 degrees 26 minutes 56 seconds West 244.36 feet to the point of beginning containing 2.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 25, 2013.

THE above described tract IS NOT a separate building lot and is being added to the adjoining F. David Galbreath property (DB 3185, PG 543, RODCT) to the east.





# CARROLL CARMAN

**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**
**150 Middle Fork Road**
**Hartsville, Tennessee 37074**
**Phone: 615-374-3344 Fax: 1-888-252-2916**


GALBREATH PROPERTY
F. DAVID GALBREATH
TRACT #3 - 0.98 ACRES / 42,604 SQUARE FEET

BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Lickton Pike, and being the property of record in Deed Book 3185, Page 543, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 134.01, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Lickton Pike, same being the northeast corner of this tract and the northwest corner of Tract #4 of the Galbreath property (1.80 acres as per survey of same date - Frank D. Galbreath - DB 7678, PG 536, RODCT), also being 243.20 feet west of the northwest corner of James C. Gordon, Jr. (DB 3376, PG 311, RODCT) as you measure along said margin; thence leaving road with line of said Tract #4 South 06 degrees 09 minutes 15 seconds East 181.40 feet to an iron rod; thence with line of Tract #2 of the Galbreath property (2.00 acres as per survey of same date - Frances Bowers Galbreath - DB 8493, PG 992, RODCT) South 83 degrees 43 minutes 58 seconds West 259.26 feet to an iron rod; thence North 06 degrees 22 minutes 40 seconds West 147.65 feet to an iron rod in the south margin of Lickton Pike; thence with said margin North 80 degrees 16 minutes 34 seconds East 259.74 feet to the point of beginning containing 0.98 acres (42,604 square feet) more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 25, 2013.





# CARROLL CARMAN

**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**
**150 Middle Fork Road**
**Hartsville, Tennessee 37074**
**Phone: 615-374-3344 Fax: 1-888-252-2916**


GALBREATH PROPERTY
FRANK D. GALBREATH
TRACT #4 - 1.80 ACRES / 78,370 SQUARE FEET

BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Lickton Pike, and being the property of record in Deed Book 7678, Page 536, Register's Office, Davidson County, Tennessee. See Tax Map 17, Parcel 182.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Lickton Pike, same being the northeast corner of this tract and the northwest corner of James C. Gordon, Jr. (DB 3376, PG 311, RODCT); thence leaving road with line of Gordon South 12 degrees 31 minutes 37 seconds East 312.37 feet to an iron rod; thence with line of Tract #1 of the Galbreath property (23.53 acres as per survey of same date - Frances Bowers Galbreath - DB 8493, PG 992, RODCT) South 83 degrees 50 minutes 00 seconds West 277.20 feet to an iron rod; thence with line of Tract #2 of the Galbreath property (2.00 acres as per survey of same date - Frances Bowers Galbreath - DB 8493, PG 992, RODCT) North 06 degrees 09 minutes 15 seconds West 111.28 feet to an iron rod; thence with line of Tract #3 of the Galbreath property (0.98 acres as per survey of same date - F. David Galbreath - DB 3185, PG 543, RODCT) North 06 degrees 09 minutes 15 seconds West 181.40 feet to an iron rod in the south margin of Lickton Pike; thence with said margin North 79 degrees 58 minutes 42 seconds East 193.45 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 03 degrees 16 minutes 34 seconds, a radius of 870.10 feet, a tangent length of 24.88 feet, and a chord of North 78 degrees 20 minutes 25 seconds East 49.74 feet; thence along said curve an arc length of 49.75 feet to the point of beginning containing 1.80 acres (78,370 square feet) more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 25, 2013.


# CARROLL CARMAN

**TENNESSEE REGISTERED LAND SURVEYOR NO. 910**
**150 Middle Fork Road**
**Hartsville, Tennessee 37074**
**Phone: 615 374 3344 Fax: 888 252 2916**


DATE: March 12, 2013

EXHIBIT
tabbies
F

State of Tennessee
Department of Finance and Administration
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

Bill Haslam
Governor

Mark A. Emkes
Commissioner

2/12/2013

HOMER R. AYERS
ATTORNEY
P.O. BOX 904
GOODLETTSVILLE, TN 37070

RE: FRANCES M. GALBREATH
Last Four Of SSN 9816

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,

Jangela J. Howard