PREPARED BY:
WAGON WHEEL TITLE
202 S. 11TH ST.
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20130065155 AFFIDAVIT
Recvd: 07/30/13 15:17 2 pgs
Fees:12.00 Taxes:0.00
20130730-0079397

AFFIDAVIT OF HEIRSHIP

Date: July 25, 2013 File No.: 13-0838	Property: 909 51st Avenue North Nashville, TN 37209
Buyer(s): Eugene Nelson	Seller(s): Phillip Livingston

James Wiley Baker, Jr., hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at 106 31st Avenue South, Apt. 102, Nashville, TN 37212.

2. That Affiant personally knew Sam E. Livingston, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following:

I have been a friend the family for many years and went to high school with Mr. Livingston's son, Phillip Livingston

3. That Affiant knew that at date of death, said Decedent owned the following described real estate in Davidson County, Tennessee:

909 51st Avenue North, Nashville, TN 37209, which Affiant is advised has the following legal description:

Land in Davidson County, Tennessee, being the northerly one - half of Lots Nos. 1002, 1004, 1006 and 1008 of Block No. 167, Plan NO. 1, West Nashville as of record in Book 57, Pages 74 and 75 in the Register's Office for said County.

Said part of Lots Nos. 1002, 1004, 1006 and 1008 fronts 75 feet on the westerly side of 51st, Avenue North, formerly 10th Street, and runs back between parallel lines, with the southerly margin of Michigan Avenue 110 feet to a dead line.

Being the portion of the same property conveyed to Sam E. Livingston by Deed from Margaret Schulman Ostrin (unmarried) and Benjamin (Bennie) D. Schulman of record in Book 6816, page 792, Register's Office for Davidson County, Tennessee, dated March 25, 1986 and recorded on March 31, 1986.

Nettie Livingston spouse of Sam E. Livingston having died on January 24, 1985

4. That Decedent died on December 11, 1986, and was at the time a resident of Davidson County, Tennessee;

6. To the best knowledge of Affiant, that Decedent died intestate (i.e., without a will).

7. At the time of decedent's death, decedent was unmarried.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (List all children, living or deceased):

Phillip Livingston

9. That the following persons constituted all of the heirs-at-law of Decedent at (his/her) date of death:

Phillip Livingston

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law (or his/her/their successors) of Decedent:

Phillip Livingston - Age: 66;
Address: 102 Thompson Lane, Nashville, TN 37211

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

_____

*****It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.**

Dated this 25th day of July, 2013.

James W. Baker

Affiant – James Wiley Baker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 25th day of July, 2013.

S T. M.

Notary Public

