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

Map and Parcel: 118-02-0 032.00

BILL GARRETT, Davidson County
Trans:T20140014096 AFFIDAVITH
Recvd: 02/28/14 11:10 2 pgs
Fees:12.00 Taxes:0.00
20140228-0017319

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

State of Tennessee
County of Davidson

On Feb 6, 2014, 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 Beulah L. Davis, deceased, who was the owner of the following property in Davidson County, Tennessee:

See Attached Exhibit A

Beulah L. Davis is deceased, having died on January 14, 2013, a resident of Davidson County, Tennessee.

And, that the decedent's place of residence and homestead at the time of death was 836 Inverness Avenue, Nashville, TN 37204.

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
Lisa Marie Davis	Daughter

Affiant states that the decedent left no surviving spouse, other children, adopted children, or descendants of deceased children or adopted children except as listed above.

The decedent did not leave a will.

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 Fidelity National Title Insurance Company for liability which either or both of them may incur as a result of issuing policies of title insurance on property located at 836 Inverness Avenue, Nashville, TN 37204, in reliance on this affidavit.

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

State of Tennessee
County of Davidson

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

Mary Baugh
Mary Baugh

Sworn to and subscribed before me on this 6th day of Feb 2014

Notary Public

KAY CRAWLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 20, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2, and the westerly 10 feet of Lot No. 3, on the Plan of Inverness Subdivision, of record in Book 843, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 adjoin and front together 62 feet on the northerly margin of Inverness Avenue and run back between lines measuring 160.8 feet on the westerly line and 161 feet, more or less, on the easterly line to a dead line in the rear measuring 62 feet thereon.

Being the same property conveyed to James E. Davis and wife, Beulah L. Davis by deed from Edward P. Shaub and wife, Rena M. Shaub, dated November 16, 1965, recorded November 18, 1965, of record in Book 3960, Page 140, Register's Office for Davidson County, Tennessee. The said James E. Davis and wife, Beulah L. Davis both having since died. James E. Davis having predeceased Beulah L. Davis. Beulah L. Davis Left as her sole surviving heir Lisa Marie Davis. Affidavit of Inheritance of record in Instrument No. 20130705-0070020, said Register's Office.

Being the same property conveyed to Grantor herein by deed dated _____, of record in Instrument No. 20140228-0017320, Register's Office for Davidson County, TN.