This instrument prepared by:
Culwell E. Ward, Esq.
1720 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

Map and Parcel No.: 083-13-0-320.001
Property Address: 1400 Lillian Street,
Nashville, Tennessee 37206-2936

BILL GARRETT, Davidson County
Trans:T20140084947 AFFIDAVIT
Recvd: 11/10/14 15:11 7 pgs
Fees:37.00 Taxes:0.00
20141110-0103767

SCRIVENER'S AFFIDAVIT

I, Culwell E. Ward, of Ward & Thompson, with offices at 1720 Parkway Towers, 404 James Robertson Parkway, Nashville, Tennessee, having personal knowledge of the facts herein stated, under oath dispose and say as follows:

1. That the Deed from Ronald Waller Madden, Clifford Madden and Ronald Eugene Madden, Grantors, to Roger Madden, Grantee, conveying that parcel of real estate located at 1400 Lillian Street, Nashville, Tennessee 37206-2936, and more particularly described on Exhibit A attached hereto and incorporated herein by reference, which Deed was recorded with Instrument No. 20141007-0093056 in the Register's Office for Davidson County, Tennessee, on October 7, 2014 at 15:23, contains a typographical error in the first paragraph of the legal description on the first page. In order to correct said error, said first paragraph should read as follows:

   "Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "P" on the Plan of Lindsley Home Place, as of record in Plat Book 2, page 92, Chancery Court at Nashville."

2. That the Affidavit of Heirship executed by Roger A. Madden and filed in the Register's Office for Davidson County, Tennessee bearing Document No. 20141007-0093057 on October 7, 2014 at 15:23, in the Register's Office for Davidson County, Tennessee and more particularly described in Exhibit B attached hereto and incorporated herein by reference, contains an identical typographical error in the first paragraph of the legal description on page 1 of said Affidavit of Heirship. In order to correct said error, said paragraph should read as follows:

   "Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "P" on the Plan of Lindsley Home Place, as of record in Plat Book 2, page 92, Chancery Court at Nashville."

Signed under the penalties of perjury on this the 7th day of Nov., 2014.

CULWELL E. WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, the undersigned, a Notary Public, in and for said County and State, Culwell E. Ward, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had the authority and that he executed the within instrument (Scrivener's Affidavit) for the purposes therein contained.

Witness my hand and seal at office in Nashville on this the 7th day of November 2014.

NOTARY PUBLIC

NICOLE J. LEMASTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 3, 2015

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New Owner

This instrument prepared by
Culwell E. Ward, Esq.
WARD, DERRYBERRY & THOMPSON
1720 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
615-244-0554

SEND TAX BILL TO:
ROGER MADDEN
1400 Lillian Street
Nashville, Tennessee 37206-2936

Map & Parcel Number:
083-13-0-320.00

Quit Claim Deed

This deed made on this 10 day of April, 2014 between the Grantors, Ronald Waller Madden, Clifford Madden and Ronald Eugene Madden, hereinafter referred to as Grantors and Roger Madden, hereinafter referred to as Grantee. The Grantors, in consideration of ten ($10.00) dollars, paid by Grantee, receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, do hereby release and forever quitclaim unto Grantee, all right, title, interest, estate, claim and demand, both at law and in equity of the Grantors, of, in, and to all that real property situated in the County of Davidson, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "F" on the Plan of Lindsley Home Place, as of record in Plat Book 2, page 92, Chancery Court at Nashville.
>
> Said part of Lot No. 147 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines, with the easterly margin of South 14th Street, 100 feet to a deed line.
>
> Being the same property conveyed to Rosa Lea Madden and Cornelia J. Madden by Deed from PEAK RETURNS, LTD., of record in Book 8788, page 232, Register's Office for Davidson County, Tennessee.
>
> Being the same property inherited by Ronald Waller Madden, Clifford Madden, Ronald Eugene Madden and Roger Madden from Rosa Lee Madden and Cornelia J. Madden as more particularly described in the Affidavit of Heirship being filed contemporaneously herewith in the Register's Office of Davidson County, Tennessee.

Together with all the improvements, ways, easements, rights, privileges, and appurtenances held or owned by or of the Grantors in the above described real property. In witness, Grantors have executed this deed on the 10 day of April, 2014.

BILL GARRETT, Davidson County
Trans: T20140075865 DEEDQC
Recvd: 10/07/14 15:23 3 pgs
Fees: 17.00 Taxes: 0.00
[redacted]
20141007-0093056

EXHIBIT A

RONALD W. MADDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RONALD W. MADDEN**, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 11th day of November, 2013.

LINDSEY ELLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 12/6/16

CLIFFORD MADDEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **CLIFFORD MADDEN**, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 10th day of April, 2014.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA YODER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 5, 2015

RONALD E. MADDEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named, **RONALD E. MADDEN**, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 2nd day of December, 2013.

NOTARY PUBLIC

NICOLE J. LEMASTER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 3, 2015

I hereby swear or affirm the actual consideration of this transfer is $ 0.00.

STATE OF TENNESSEE)
COUNTY OF Davidson

Sworn and subscribed before me on this the 28th day of Feb., 2014.

NOTARY PUBLIC OF TENNESSEE

NICOLE J. LEMASTER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 3, 2015

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This instrument prepared by:
Culwell E. Ward, Esq.
1720 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

Owner: Roger Madden
1400 Lillian Street
Nashville, Tennessee 37206

Former Owner: Rosa Lee Madden and Cornelia J. Madden

BILL GARRETT, Davidson County
Trans:T20140075865 AFFIDAVITH
Recvd: 10/07/14 15:23 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20141007-0093057

Send Tax Bill To:
Roger Madden
1400 Lillian Street
Nashville, Tennessee 37206

AFFIDAVIT OF HEIRSHIP

I, Roger Madden, after having been first duly sworn, do state upon my personal knowledge as follows:

On October 30, 1992, by Quitclaim Deed filed in the Register's Office of Davidson County, Tennessee, in Book 8788, page 232, property known as 1400 Lillian Street, Nashville, Tennessee, more particularly described below was transferred to my grandmother, Rosa Lee Madden and my Aunt and her daughter, Cornelia J. Madden.

Rosa Lee Madden died intestate on October 10, 1993. Her estate was administered in the Probate Court for Davidson County, Tennessee bearing the case number 94P-1182. She died without a Will. Pursuant to the laws of intestate succession, her ½ interest in the property passed in equal shares to her children:

Cornelia Madden	¼
Ronald Waller Madden	¼
Clifford Madden	¼
George Madden	¼

Because George Madden had died on November 2, 1986, his share went to his two children, Roger Madden and Ronald Eugene Madden. Cornelia J. Madden, daughter of Rosa Lee Madden and original owner of the other ½ interest in property located at 1400 Lillian Street, died on September 27, 1997. By holographic Will she left her entire interest, including her ½ interest and the ¼ interest in Rosa Lee Madden's ½ interest, to her nephew, Roger Madden. Thus, at her death, Clifford Madden owned 1/8 interest in said property, Roger Madden owned 11/16 interest in the property, Ronald Eugene Madden owned 1/16 interest in the property and Ronald Waller Madden owned 1/8 interest in the property. Property is more particularly described as follows:

> Land in Davidson County, Tennessee, being the northerly 100 feet of Lot No. 147, Block "F" on the Plan of Lindsley Home Place, as of record in Plat Book

EXHIBIT B

2, page 92, Chancery Court at Nashville.

Said part of Lot No. 147 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines, with the easterly margin of South 14th Street, 100 feet to a deed line.

Being the same property conveyed to Rosa Lea Madden and Cornelia J. Madden by Deed from PEAK RETURNS, LTD., of record in Book 8788, page 232, Register's Office for Davidson County, Tennessee.

Being t he same property inherited by Ronald Waller Madden, Clifford Madden, Ronald Eugene Madden and Roger Madden from Rosa Lee Madden and Cornelia J. Madden as more particularly described in the Affidavit of Heirship being filed contemporaneously herewith in the Register's Office of Davidson County, Tennessee.

By Quitclaim Deed, Clifford Madden, Ronald Eugene Madden and Ronald Waller Madden are transferring to me their interest in the property thereby resulting my owning the entire tract of land.

This Affidavit of Heirship is freely given pursuant to Section 30-2-712 *et seq.* of the Tennessee Code Annotated, to help establish and reflect the Heirship with respect to the said real property and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee.

Roger A. Madden
ROGER MADDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me the undersigned, a Notary Public, in and for said County and State, Roger Madden, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that he had the authority and that he executed the within instrument (Affidavit of Heirship) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this the 6th day of October, 2014.

Notary Public
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
November 3, 2015

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