BILL GARRETT, Davidson County
Trans:T20150017673 AFFIDAVITH
Recvd: 03/11/15 12:19 6 pgs
Fees:32.00 Taxes:0.00
20150311-0020828

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes,**Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Janice A. Clary** (hereinafter called "affiants"), who, being first duly sworn, does say upon oath that the affiants are the sole heirs of **Dorothy McCormack Anglea**, who died intestate in Davidson County, Tennessee, on November 12, 2014, as owner of two tracts of land located at 8153 Lain Hollow Road and 0 Lain Hollow Road, Joelton, TN 37080, see Exhibit "A" and "B" for a full description..

Affiants does further say upon oath that they knows of their own knowledge that the property was purchased by James Monroe Anglea and wife, Dorothy McCormack Anglea. The said James Monroe Anglea (aka James M. Anglea) died intestate on June 15, 1993 Title was vested in Dorothy McCormack Anglea as surviving tenant by the entirety and she was widowed at the time of her death. Dorothy McCormack Anglea only had four children during her lifetime, natural or adopted, being **Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Jance A. Clary**.

Affiants does further say that they know of their own knowledge that all claims, debts and inheritance taxes due or which might be or become due and owing against the estate of Dorothy McCormack Anglea have been paid in full, so that there is nothing now due or owing which might be or become a lien against said property and that the gross value of the taxable Estate of Dorothy McCormack Anglea was under the statutory limit required for the payment of taxes in the State of Tennessee.

Affiants make this affidavit in order to clear the record title and as a material inducement to title company and/or its agent, to issue title insurance on said property with the full knowledge that the purchaser and title company and/or agent will rely upon the facts herein stated as being true.

And further, Affiants says not.

Dated this 12 day of December, 2014.

Tracy A. Cartwright

James H. Anglea

Debra A. Simpkins

Janice A. Clary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainors, TRACY A. CARTWRIGHT, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 12th day of December, 2014.

My Commission Expires: Oct. 18, 2016

Notary Public

BRIAN M. KAHRS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Texas
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor(s), JAMES H. ANGLEA, 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 office, this 8 day of December 2014.

My Commission Expires: 3-10-2018 H. McDougald
Notary Public

H McDOUGALD
NOTARY PUBLIC
State of Texas
Comm. Exp. 03/10/2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, DEBRA A. SIMPKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2014

My Commission Expires: Oct. 18, 2016
Notary Public

BRIAN M. KAHRS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, JANICE A. CLARY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2014

My Commission Expires: Oct. 18, 2014

Notary Public

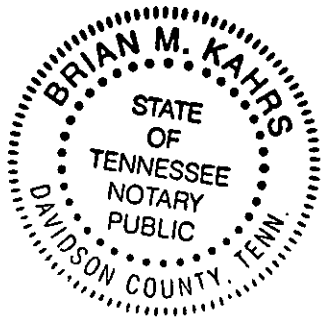


EXHIBIT "A" **GF#: 19446**

Legal Description

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made March 31, 1971, by Hart-Freeland-Roberts, Inc. as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike, same being the southwesterly corner of the property being conveyed to Cordell Hull Anglea and wife, and the most westerly northwesterly corner of the property described herein; thence leaving said margin with said Cordell Hull Anglea as follows: North 56 deg. 58 min. East 261.75 feet to the beginning of a curve to the right having a radius of 622.02 feet; curving northeastwardly 342.70 feet, North 88 deg. 32 min. East 665.05 feet, North 2 deg. 14 min. East 332.98 feet to a point, common corner with other property being conveyed to James Monroe Anglea and wife; thence with said James Monroe Anglea, North 88 deg. 43 min. East 319.99 feet and South 1 deg. 02 min. East 400.00 feet to a point in the westerly margin of a proposed 50-foot roadway; thence with said margin as follows: South 88 deg. 58 min. West 457.87 feet, South 88 deg. 32 min. West 442.89 feet to an iron pin; South 88 deg. 32 min. West 252.71 feet to the beginning of a curve to the left having a radius of 555.67 feet; curving southwardly 306.14 feet, South 56 deg. 58 min. West 236.75 feet to the beginning of a curve to the right having a radius of 25 feet, and curving northwestwardly 39.30 feet to a point in the northeasterly margin of said Whites Creek Pike; thence with said margin, North 32 deg. 02 min. West 41.35 feet to the point of beginning.

BEING the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Warranty Deed from Cecil E. Lain and wife, Mabel Knight Lain, dated July 1, 1971, and filed in Book 4516, page 477, said Register's Office. The said James Monroe Anglea having died on June 15, 1993, and title now vested in Dorothy McCormack Anglea as surviving tenant by the entirety.

EXHIBIT "B"
LEGAL DESCRIPTION

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made March 31, 1971, by Hart-Freeland-Roberts, Inc., as follows:

Beginning at a point in the northerly margin of a 50-foot proposed roadway, same being the southeasterly corner of other property being conveyed to James Monroe Anglea and wife; thence leaving said margin, North 1 deg. 02 min. West 400.00 feet to a point; thence South 88 deg. 43 min. West 319.99 feet to a point in Cordell Hull Anglea's easterly line; thence with said line, North 2 deg. 14 min. East 151.16 feet to a point, corner of C. H. Lain's remaining property; thence with the said Lain, North 2 deg. 14 min. East 502.69 feet to a point in Annie Adcock's southerly line; thence with said Adcock, North 87 deg. 28 min. East 604.20 feet to a point in Buford Millard Towns' westerly line; thence with said Towns as follows: South 60 deg. 16 min. East 133.08 feet, South 6 deg. 13 min. East 97.14 feet, South 25 deg. 28 min. East 198.60 feet, South 18 deg. 03 min. East 143.8 feet, South 34 deg. 53 min. East 254.55 feet, South 02 deg. 11 min. East 202.8 feet, South 28 deg. 50 min. West 140.70 feet, South 0 deg. 50 min. East 250.0 feet, South 19 deg. 55 min. West 217.50 feet and South 78 deg. 41 min. West 10.6 feet to an iron pin in Juanita Armstrong's northerly line; thence with said Armstrong, South 87 deg. 47 min. West approximately 400 feet to a point; thence North 1 deg. 02 min. West 420.27 feet to a point at the northeasterly terminus of a 50-foot proposed roadway; thence with the northerly margin of same, South 88 deg. 58 min. West 150 feet to the point of beginning.

BEING the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Warranty Deed from Cecil E. Lain and wife, Mabel Knight Lain, dated July 1, 1971, and filed in Book 4546, page 62, said Register's Office. The said James Monroe Anglea having died on June 15, 1993, and title now being vested in Dorothy McCormack Anglea as surviving tenant by the entirety.