BILL GARRETT, Davidson County
Trans:T20150017673 AFFIDAVITH
Recvd: 03/11/15 12:20 4 pgs
Fees:22.00 Taxes:0.00
20150311-0020829

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

IN RE:)
)
Dorothy McCormack Anglea)
)
Decedent.)

AFFIDAVIT OF HEIRSHIP

Comes the undersigned affiant, pursuant to T.C.A. 30-2-712, upon his/her own personal knowledge and being over the age of eighteen (18) years, having known the Decedent for over 30 years, and first being duly sworn, deposes and says:

1. That Dorothy McCormack Anglea (the "Decedent"), who died November 12, 2014, was a resident of Davidson County, TN, at the time of her death.

2. The said decedent died intestate and there has been no administration of her estate. At the time of her death, she was widow and was survived by four (4) children:

Tracy A. Cartwright	Address:	8166 Lain Hollow Road Joelton, TN 37080
James H. Anglea	Address:	181 Kim Lane Gun Barrel City, TX 75156
Debra A. Simpkins	Address:	8170 Lain Hollow Road Joelton, TN 37080
Janice A. Clary	Address:	8299 Ellis Drive Joelton, TN 37080

3. That there were no other children born or adopted to the Decedent.

4. The said decedent died owning real property located at 8153 Lain Hollow Road, Joelton, TN 37080 and further identified as being Map and Parcel No.

00400008000 and 0 Lain Hollow Road, Joelton, TN 37080 and further identified as being Map and Parcel No. 00400012800 in the Tax Assessor's Office for Davidson County, TN, being further described as:

SEE EXHIBIT "A" AND "B" BEING ATTACHED HERETO.

Further affiant said not.

Executed this 31 day of December, 2014.

Wanda Boyte

Affiant - Wanda Boyte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at Office, this 31st day of December, 2014

JAMES R. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires [redacted]
7-6-15

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.