BILL GARRETT, Davidson County
Trans:T20150053378 AFFIDAVITH
Recvd: 07/02/15 09:24 5 pgs
Fees:27.00 Taxes:0.00
20150702-0064046

This Instrument Prepared By:
LEGACY LAW GROUP, PC
216 Centerview Drive, Suite 317
Brentwood, Tennessee 37027

Addresses New Owner:	*Send Tax Bills To:*	*Map/Parcel*
JAMES W. ARNOLD & JOY P. ARNOLD, TRUSTEES ARNOLD REVOCABLE LIVING TRUST dated April 25, 2012 13700 Old Hickory Blvd. Cane Ridge, TN 37013	SAME	162-01-0-044.0

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson)

Joe G. Arnold, hereinafter referred to as the "Affiant," being first duly sworn, makes oath as follows:

1. The Affiant resides 110 Claymore, Oak Ridge, Tennessee 37830.

2. The Affiant personally knew Mildred Beasley Arnold (hereinafter referred to as the "Decedent") and has personal knowledge of the family of Decedent by reason of being a child of Decedent.

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

   556 Tusculum Rd.
   Nashville, Tennessee 37211

4. The Decedent died on January 16, 1995 and was at the time a resident of Knox County, Tennessee.

5. While it is believed Decedent had a Last Will and Testament at the time of her death, none was ever submitted to Probate, and such document's location is unknown as of the date of this Affidavit. The Affiant hereby acknowledges and agrees that Decedent died intestate.

6. That the Decedent's spouse, G.V. Arnold, predeceased the Decedent and died on July 24, 1972.

7. That the following persons are ALL of the children born to or adopted by Decedent during Decedent's lifetime:
    a. James W. Arnold (living)
    b. Joe G. Arnold (living)
    c. Jones Arnold (living)
    d. Juanita Arnold Murrey

8. That Juanita Arnold Murrey passed away March 31, 2011, leaving the following children:
    a. Dan Murrey
    b. Samuel A. Murrey
    c. Meghan Murrey

9. That Decedent was survived by all her children as identified above in Paragraph 7.

10. A copy of the Warranty Deed showing Decedent's ownership of the property as of the date of her death, as recorded in Book 5069, Page 79, Register's Office of Davidson County, Tennessee, is attached as **EXHIBIT A**.

Further, Affiant saith not.

Dated this 9th day of June, 2015.

Joe G. Arnold, Affiant

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 JOE G. ARNOLD, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Antioch, Tennessee, this 09 day of June, 2015.

NOTARY PUBLIC
My Commission Expires: 12-6-15

JOSEPH A. CABELLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

EXHIBIT A

BOOK 5069 PAGE 79

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
213 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. V. Arnold, et ux	Security Federal Sav. & Loan	
(NAME) 300 Brewer Drive	(NAME) 500 Union Street	166-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	44.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100
($10.00)---------- Dollar,
cash in hand paid by the grantees herein, G. V. ARNOLD, and wife, MILDRED B. ARNOLD, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a deed of trust to secure Security Federal Savings & Loan Association, of record in book 4012, page 856, Register's Office for Davidson County, Tennessee, payable as therein specified;

We, JAMES W. ARNOLD, and wife, MARY J. ARNOLD,

have this day bargained and sold, and do hereby transfer and convey unto the said

G. V. ARNOLD, and wife, MILDRED B. ARNOLD, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: Being Lot No. 34 on the Map of Addition to Southwood Subdivision, as of record in book 2900, page 65, R.O.D.C., Tenn., and described as follows: BEGINNING at a point in the southerly margin of Tusculum Road, the common front corners of lots 34 and 35 in said plan; thence with the dividing line between said two lots southwardly 199.15 feet to a concrete monument; thence eastwardly 266.16 feet to a point in the westerly margin of Brewer Drive; thence with the margin of the same northwardly 76.58 feet to a concrete monument; thence continuing northwardly 43.51 feet to a concrete monument which is the beginning of a curve; thence around said curve 37.90 feet to a concrete monument in the southerly margin of Tusculum Road; thence with the margin of said road westwardly 218.51 feet to the point of beginning.

Included in the above description, but excluded therefrom is 650 square feet of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from T. B. Martin, Jr., of record in book 4162, page 525, Register's Office for said County.

Being the same property conveyed to James W. Arnold and wife, Mary J. Arnold, by deed from T. B. Martin, Jr., and wife, of record in book 4318, page 616, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,300.00

Subscribed and sworn to before me this the 16th day of March Sept., 1970

Affiant

My commission expires

Notary Public

This is (unimproved) ( ) (X) property, known as 300 Brewer Drive, Nashville, Tennessee 37211.
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

G. V. ARNOLD, and wife, MILDRED B. ARNOLD, their

(successors), heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set forth.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said G. V. ARNOLD, and wife, MILDRED B. ARNOLD, their

(successors), heirs and assigns, against the lawful claims of all persons.

WITNESS our hand and seal this 31 day of March, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X James W. Arnold

X Jeannie J. Arnold
Mary J. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* James W. Arnold, and wife, Mary J. Arnold,

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 16 *day of* March, *19* 70.

William Mary Nichols *Notary Public*

Commission expires Aug 20, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* .....
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be* .....
.....*of the* .....,
the within named bargainor, a corporation, and that .....*he as such* .....
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as* .....

Witness my hand and seal, at office in .....
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

SEP 16	CONV	19,300.00			
SEP 16	S TAX		B*	50.18	
SEP 16	FEE		B*	.50	
SEP 16	W DEED		B*	4.00	* 54.68

WARRANTY DEED

FROM
JAMES W. ARNOLD, ET UX,

TO
G. V. ARNOLD, ET UX.

D 68286

IDENTIF. REFERENCE

SEP 16 2 41 PM '76

REGISTER
DAVIDSON CO. TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 254-2050
NASHVILLE, TENNESSEE