THIS INSTRUMENT PREPARED BY:
Law Offices of Andrew Gibson
648 Riverside Drive #410
Memphis, TN 38103

MAP: 91-16
PARCEL: 05

BILL GARRETT, Davidson County
Trans:T20150061582 AFFIDAVITH
Recvd: 07/27/15 15:55 3 pgs
Fees:17.00 Taxes:0.00
20150727-0073903

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF SHELBY)

The undersigned, being first duly sworn, deposes and states as follows:

1. The undersigned, Andrew B. Gibson, Jr. is a resident of Memphis, Shelby County, Tennessee and resides at 648 Riverside Drive #410, Memphis, TN 38103. Prior to moving to Memphis, Tennessee, the undersigned lived in Davidson County, TN and Williamson County, TN for over fifty (50) years. The undersigned is an attorney and has been personally acquainted with the Pratt Family for over forty five (45) years, both as a "friend of the family" and for over twenty seven (27) years as the attorney for the family.

2. The undersigned is familiar with the real property known as 405 46th Avenue North, located in Nashville, Davidson County, Tennessee, and is also known as Map 91-16, Parcel 05, as reflected by the Davidson County Assessor of Property, hereinafter (the "Property"). The Property was previously owned by Joseph R. Pratt and Andrew B. Pratt, who were brothers, by Deed of record in Book 1040, page 401 in the Davidson County Register of Deed's Office. The Property was used as a garage for the repair of vehicles and general maintenance of machinery and equipment and was known as Pratt Brothers Garage. Andrew B. Pratt died on June 17, 1988, intestate and his estate was administered under Docket No. 91348 in the Probate Court of Davidson County, Tennessee. The undersigned served as attorney for the administration of the Estate of Andrew B. Pratt. Pursuant to the Tennessee laws of descent and distribution the Property was to be devised as follows: one third (1/3) to the widow of Andrew B. Pratt, Ihla Uree Pratt and two thirds (2/3) to the children of Andrew B. Pratt. The children of Andrew B. Pratt (Lorene P. Thompson, Helen Louise Coggin a/k/a Helen Louise Coggins, Thelma Carolyn Pratt and Richard

Andrew Pratt) did not desire to inherit this share of the Property and knew it was their father's intent that the entire one half (1/2) share owned by Andrew B. Pratt be inherited by their mother. Each child executed a Disclaimer, Release and Waiver, hereinafter (the Release") whereby each child's interest in the Property passed to their mother, Ihla Uree Pratt. The Release for Lorene P. Thompson is of record in Book 7729, Page 602 of said Register's office, the Release for Helen Louise Coggins a/k/a Helen Louise Coggins is of record in Book 7729, Page 604 of said Register's office, the Release for Thelma Carolyn Pratt is of record in Book 7729, Page 606 of said Register's office and the Release for Richard Andrew Pratt is of record in Book 7729, Page 608 of said Register's office. After the recording of each Release the Property was owned jointly by Joseph R. Pratt and Ihla Uree Pratt with each owning a one half (1/2) interest in the Property.

3. Joseph R. Pratt died on June 24, 1992, testate and his will was probated under Docket No. 99487 in the Probate Court of Davidson County Tennessee. The undersigned served as attorney for the administration of the Joseph R. Pratt Estate. Pursuant to the Will of Joseph R. Pratt his one half (1/2) interest in the Property was devised to Richard A. Pratt, being one and the same person as Richard Andrew Pratt, so that the Property was now owned one half (1/2) by Ihla Uree Pratt and one half (1/2) by Richard A. Pratt.

4. Located behind the Property and the properties adjacent to the Property, was an alley, known as alley No. 1200, which was closed by the Metropolitan Government of Nashville Davidson County, Tennessee by Ordinance No. 099-1788. Pursuant to said Ordinance a portion of alley No. 1200 was now owned by the owners of the Property and for purposes to clarify that the portion of the closed alley was now owned by said owners, Ihla Uree Pratt executed a Quitclaim Deed, with a copy of Ordinance No. 099-1788 attached thereto, conveying that portion of alley No. 1200 to Richard Andrew Pratt and Ihla Uree Pratt which is of record in Instrument No. 20010313-0023659 in said Register's office. The Property now includes not only the land described in Book 1040, Page 401 but also that portion of alley 1200 as reflected in the Quitclaim Deed of record in Instrument No. 20010313-0023659.

5. Ihla Uree Pratt died on December 4, 2002, testate and her will was entered into the Probate Court of Davidson County, Tennessee and is of record under Docket No. 03P-27. The undersigned served as attorney for the administration of the Ihla Uree Pratt Estate. Pursuant to the Will of Ihla Uree Pratt her one half (1/2) interest in the Property was devised to Richard A. Pratt a/k/a Richard Andrew Pratt so that the Property is now solely owned by Richard A. Pratt.

6. This Affidavit is being executed for the purpose of clarifying that the Property is the solely owned by Richard A. Pratt and that the records of the Davidson County, Tennessee Assessor of Property and the Trustee's office should so reflect him as the owner. This Affidavit is being recorded pursuant to TCA §30-2-712.

7. FURTHER AFFIANT SAITH NOT.

Signed This 24th day of July, 2015

ANDREW B. GIBSON, JR.

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew B. Gibson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of July, 2015.

[Notary Public]

My Commission Expires: 6/5/17

TAVIAS C FORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY