BILL GARRETT, Davidson County
Trans:T20150069275 AFFIDAVITH
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20150818-0082793

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

AFFIDAVIT OF HEIRSHIP

I, Randall E Dillingham, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant presently resides at the following address:
219 Hickman Ck Rd S Hickman Tenn 38567

2. That Affiant personally knew **Sue Beech Frakes (also known as Sue B. Frakes)** (Deceased), hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent.

3. That Decedent was predeceased by her husband **George Bryson Frakes (also known as Bryson Frakes)** who died a resident of Davidson County, Tennessee, in November of 1966. A copy of his will which was not probated is attached hereto as Exhibit A.

4. That Decedent died on August 30, 1995, and was at that time a resident of Davidson County, State of Tennessee. A copy of her will which was not probated is attached hereto as Exhibit B.

5. That at the date of death of said Decedent, Decedent had ownership in the following described real estate in **Davidson** County, Tennessee: **3518 Park Avenue, Nashville, Tennessee 37209, 3520 Park Avenue, Nashville, Tennessee 37209 and 3900 Park Avenue, Nashville, Tennessee 37209**.

6. That the following persons are all of the children born to or adopted by Decedent during Decedent's lifetime: **Beverly F. Smith (also known as Beverly Frakes Dillingham Smith), Gary D. Frakes and Donald Frakes**.

7. That **Beverly F. Smith** died testate on September 6, 2008, was at that time a resident of Wilson County, State of Tennessee, and that her will was probated in **Case No. 08P273 in the Wilson County Probate Court** in the State of Tennessee.

8. That **Beverly F. Smith** was unmarried at the time of her death and that the following persons are all of the children born to or adopted by the said **Beverly F. Smith** during her lifetime: **L. Suzanne Dillingham (also known as Laurie Suzanne Dillingham or Suzanne White), Randall E. Dillingham (also known as Randy Dillingham), Jacquelyn D. Russell (also known as Jacquelyn S. Russell)** and **Brian Dillingham**. The same are the only beneficiaries under the aforementioned Last Will and Testament of **Beverly F. Smith**.

9. That **Gary D. Frakes** died intestate on August 25, 1993, and was at that time a resident of Dickson County, State of Tennessee.

10. That **Gary D. Frakes** was survived by his wife, **Janice M. Frakes**.

11. That the following persons are all of the children born to or adopted by the said **Gary D. Frakes** during his lifetime: **Brad H. Frakes, Kerri C. Woodard** and **Garrick D. Frakes**.

12. That the said **Garrick D. Frakes** died intestate on July 5, 2014, and was at that time a resident of Davidson County, State of Tennessee.

13. That the said **Garrick D. Frakes** was unmarried at the time of his death, and that there were no children born to or adopted by the said **Garrick D. Frakes** at the time of his death, leaving his mother, **Janice M. Frakes** as his heir-at-law.

14. That the following persons constitute, as of the date of execution of this Affidavit, all of the heirs-at-law of Decedent and Decedent's deceased heirs and whom have an ownership interest in the above-described real property: **Donald Frakes, L. Suzanne Dillingham, Randall E. Dillingham, Jacquelyn D. Russell, Brian Dillingham, Janice M. Frakes, Brad H. Frakes** and **Kerri C. Woodard**.

FURTHER AFFIANT SAITH NOT.

Randall E Dillingham
Affiant

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Randall E Dillingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this 14th day of August, 2015.

Notary Public

MARY FRANCES RUSH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

My Commission expires: ~~3~~06-18

EXHIBIT A

LAST WILL AND TESTAMENT

I, George Bayson Frakes, do hereby make and declare this as my last will and testament, viz.:

I hereby bequath all property of which I may die possessed, both real, personal and mixed wherever it may be, to Sue Beech Frakes, and appoint her, executrix without bond.

[illegible] may die possessed, both real, personal and mixed wheresoever it may be, to Sue Beech Frakes, and appoint her, executrix without bond.

George Bryson Frakes
TESTATOR

Signed and declared by the said George Bryson Frakes the testator, as and for his last will and testament, and we, at his request and in his presence, and in the presence of each other, have hereto subscribed our names as witnesses thereto, this 14th day of April, A.D. 1947

WITNESSES { Richard Crawford Gill
A B Benedict Jr }

EXHIBIT B

Last Will and Testament

April 6, 1969

I hereby bequeath all property of which I own when I die possessed both real personal and mixed wherever it may be. If there is something in the house the children want they may have it — then everything I own after funerals and debts are paid be divided equally among the three children Beverly Gillingham, Donald Frakes and Gary Frakes And I appoint Donald Frakes administrator without bond

Mrs Sue Frakes

P.S. If either one of children owe me anything at my death it shall be deducted from their part.

Mrs Sue Frakes

Sworn To And Subscribed Before Me,
This The 11th Day of Feb. 1970
R. G. Mallory Sr. Notary Public
My Commission Expires October 28, 1972

Witness:
Sign Rose Mallory
Sign Mildred F. Phillips