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

BILL GARRETT, Davidson County
Trans:T20160045055 AFFIDAVITH
Recvd: 05/27/16 12:51 3 pgs
Fees:17.00 Taxes:0.00
20160527-0053722

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes, **David Wayne Durham and Sandra C. Durham** (hereinafter called "affiants"), who, being first duly sworn, does say upon oath that the affiants are the sole heirs at law of **James Lee Durham**, who died intestate in Davidson County, Tennessee, on November 3, 2014, as owner of land located at 230 Donelson Hills Drive, Nashville, TN 37214, see Exhibit "A" attached hereto to:

Affiants does further say upon oath that affiants know of their own knowledge that the property was purchased by James L. Durham and wife, Mildred L. Durham on May 21, 1969. The said Mildred L. Durham having predeceased James L. Durham and the said James L. Durham was unmarried at the time of his death. James L. Durham had two children during his lifetime, natural or adopted, being **David Wayne Durham and Sandra C. Durham.**

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 James Lee Durham have been paid in full, or there are sufficient funds in which to pay said debts. There are no mortgages or liens filed against the property and that the gross value of the taxable Estate of James Lee Durham 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 23rd day of May, 2016.

David Wayne Durham Sandra C. Durham

David Wayne Durham Sandra C. Durham

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, David Wayne Durham, with whom I am personally acquainted (or who 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 on this 16 day of MAY, 2016.

My Commission Expires: Notary Public

BLAKE FREEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires 8/23/2016

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, Sandra C. Durham, 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 23rd day of May, 2016

My Commission Expires: 3/6/18 Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the westerly margin of Donelson Hills Drive at the corner of Lots Nos. 49 and 50; thence with the line between said two lots, southwestwardly 252.4 feet to the northerly line of Lot No. 46; thence with same westwardly 58 feet to the corner of Lots Nos. 45, 46, 50 and 53; thence with the line between Lots Nos. 50, 52 and 53, northwardly 168 feet to the corner of Lots Nos. 50, 51 and 52; thence with the line between said Lots Nos. 50 and 51, northeastwardly 130.1 feet to the westerly margin of said Donelson Hills Drive; thence with the same, southeastwardly 130 feet to the beginning.

BEING the same property conveyed to James L. Durham and wife, Mildred L. Durham by Warranty Deed from Herschel Troy Mashbern and wife, Evelyn Norton Mashbern, dated May 21, 1969, and recorded on May 22, 1969, in Book 4335, page 18, Register's Office for Davidson County, Tennessee. The said Mildred L. Durham having predeceased James L. Durham.