Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
1805 Ashwood Avenue
Nashville, TN 37212
Owned by
Elsie Stokes Cram and Kendall J. Cram
Of Record in Book 3375, Page 455
Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20160055897 AFFIDAVITH
Recvd: 06/30/16 11:17 4 pgs
Fees:22.00 Taxes:0.00
20160630-0066939

After being duly sworn the undersigned, Fran B. Schell, avers as follows:

1. That she is familiar with the estate and heirs of Elsie Stokes Cram, a/k/a Elsie Rhea Cram (deceased) and Kendall J. Cram, (deceased) having had personal knowledge of them and their family in the capacity of co-worker and family friend for over Forty (40) Years;

2. That Elsie Stokes Cram and Kendall J. Cram owned Real Estate located at 1805 Ashwood Avenue, Nashville, Davidson County, Tennessee as evidenced by a deed for record in Book 3375, page 455 Register's Office for Davidson County, Tennessee;

3. That Elsie Stokes Cram died intestate on July16, 1995 vesting her portion of the property in her heirs at law;

4. That at the time of her death, Elsie Stokes Cram was unmarried and had two (2) children; Kendall J. Cram and Leslie Puryear;

5. That as a result of the death of Elsie Stokes Cram, her heirs at law were Kendall J. Cram and Leslie Puryear;

6. That Kendall J. Cram, a resident of Davidson County, Tennessee, died on June 6,

2015 at the age of Eighty Two (82) years;

7. That Kendall J. Cram died intestate;

8. That, at the time of her death, Kendall J. Cram was unmarried, had no children and her parents had pre-deceased her;

9. That Kendall J. Cram had one sister, Leslie Puryear;

10. As a result of the death of Kendall J. Cram, her only heir at law is her sister, Leslie Puryear;

11. That Leslie Puryear is above the age of majority and not under any type of disability;

12. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Elsie Stokes Cram and Kendall J. Cram and that it will be relied on by Stewart Title Company and Sidwell & Barrett, P.C. to certify proper transfer and title to the any real estate owned by Elise Rhea Cram and Kendall J. Cram including but not limited to that property located at 1805 Ashwood Avenue, Nashville, TN 37212 (See Exhibit A attached for complete legal description);

13. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Elsie Stokes Cram and Kendall J. Cram, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Elsie Stokes Cram and Kendall J. Cram as a result of providing false and misleading information.

Executed this 23 day of June, 2016.

Fran B. Schell

Fran B. Schell

STATE OF Tennessee
COUNTY OF Davidson

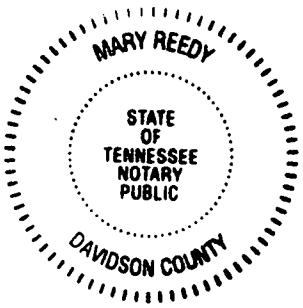
Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Fran B. Schell, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 23 day of June, 2016.

Mary Reedy

Notary Public

My Commission Expires: 5-5-20



My Commission Expires
May 5, 2020

Exhibit A

Land in Davidson County, Tennessee being Lot No. 144 and the easterly 74.7 feet of Lot No. 143 on the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, page 117 Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 154.7 feet on the southerly side of Ashwood Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Elsie Stokes Cram and Kendall Cram by deed from Larry C. Hall and wife Elinor E. Hall of record in Book 3375, page 455 Register's office for Davidson County, Tennessee.