BILL GARRETT, Davidson County
Trans:T20160058298 AFFIDAVITH
Recvd: 07/08/16 11:28 5 pgs
Fees:27.00 Taxes:0.00
20160708-0070062

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER: Lanny L. Babb, Michael W. Babb, et al.
4108 Buenaview Court
Nashville, TN 37218

SEND TAX BILLS TO: SAME

MAP/Parcel:
Tract I 082 08 0 041.00
Tract II 070 02 0 008.00

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **LANNY L. BABB and MICHAEL W. BABB,** Co-Administrators of the **ESTATE OF MORGAN BABB,** deceased, being duly sworn, depose and state:

MORGAN BABB, deceased, the fee simple owner of the following described real estate died on the 7th day of February, 2014, in Davidson County, Tennessee. Said land is described as the following tracts or parcels of land in Davidson County, Tennessee, to wit:

TRACT I:

BEING a part of the northerly 40 feet of the southerly 85 feet of Lot No. 2 on the Map showing Lot fronting 75 feet on Neill Avenue, formerly Fite Street, surveyed off the south part of Block "B", and Lot containing 1-1/2 acres surveyed off the north part of Block "A" and fronting 174.4 feet on the west side of said Avenue in the Subdivision of the Love-McFerrin Tract, as of record in Book 421, Page 114 Register's Office for Davidson County, Tennessee, and being a part of Block "B", described as follows:

BEGINNING at a point on the westerly margin of said Avenue, 45 feet north of the common corner of Lots Nos. 1 and 2 in

said Plan; thence with the westerly margin of said Avenue, northerly 40 feet; thence westerly and parallel with the south line of said Lot No. 2, 150 feet, more or less, to a 12-foot alley; thence southerly along the easterly margin of said alley, 40 feet, more or less, to a point on the north margin of the northerly 40 feet of the southerly 45 feet of said lot No. 2; thence in a straight line, easterly 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Morgan M. Babb and wife, Lorall Babb, by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2548, Page 200, Register's Office for Davidson County, Tennessee; **THE** said Lorall Babb having predeceased Morgan M. Babb in death.

This is improved property known 706 Neill Avenue, Nashville, Tennessee 37206.

TRACT II:

BEING Lots 4 and 5 on the Map of Fontaine Subdivision of Lot No. 16 of the McIntosh Lands, not of record, described according to a survey made by Jack R. Underwood, Surveyor, on April 23 and 24, 1968, and being described as follows:

Lot No. 4: **BEGINNING** at a stake, the southwest corner of Lot No. 3, the same being 450 feet southeastwardly from the northwest corner of Lot No. 16 on the Plan of McIntosh Subdivision of record in Book 332, Page 71, said Register's Office; running thence with the southerly line of Lot No. 3, north 66-1/4 deg. east 980 feet to a stake in the center of the new Buena Vista Pike; thence with the center of said Pike southwardly 360 feet to a stake, the northeast corner of Lot No. 5; thence with the northerly line of said Lot No. 5, south 74-1/2 deg. west 895 feet to a stake; thence northwestwardly 225 feet to the beginning, containing 5.55 acres, more or less.

Lot No. 5: **BEGINNING** at an iron pin in James Morris' easterly line; thence north 76 deg. 15' east 865 feet to the center of Buena Vista Pike (iron pin 30 min. from center of said road); thence south 14 deg. west down the center of Buena Vista Pike 341 feet to a point in the intersection of Buena Vista Pike and Stokes Lane; thence south 77 deg. 30' west down the center of Stokes Lane 668 feet to a point in said Lane, 25 feet from an iron pin on the northerly side of said road, James Morris' southeast corner; thence north 21 deg. 30' west along James Morris' easterly line 290 feet to the point of beginning, containing 5.19 acres, more or less.

BEING the same property conveyed to Dr. Morgan M. Babb and wife, Lorall Babb, by deed from Floyd H. Smith, Amelia De Moss and George V. De Moss, of record in Book 5813, Page 247, Register's Office for Davidson County, Tennessee; **THE** said Lorall Babb having predeceased Morgan M. Babb in death.

This is improved property known as 3051 Stokers Lane, Nashville, Tennessee 37218.

THAT MORGAN BABB, **MORGAN M. BABB** and **DR. MORGAN M. BABB** were one and the same person.

MORGAN BABB died intestate leaving as his heirs-at-law the following individuals:

Larry M. Babb; son; age 21+; 1507 Ocoee Trail, Madison, TN 37115

Lanny L. Babb; daughter; age 21+; 2910 Mike Shields Court, Nashville, TN 37218

Gerry W. Babb; son; who has since died (3/24/2015), leaving no debts remaining unpaid and as his sole heirs-at-law the following:

Dora Babb; spouse; age 21+; 216 Holiday Drive, Madison, TN 37115

Tori Babb; daughter; age 21+; 216 Holiday Drive, Madison, TN 37115

Michael W. Babb; son; age 21+; 4108 Buenaview Court, Nashville, TN 37218

Debra B. Rice; daughter age 21+; 706 Neil Avenue, Nashville, TN 37206

Celeste Martine Babb Laribo; daughter; age 21+; 1354 Pinyon Pine Drive, Ladson, SC 29456

Dale M. Babb, Sr.; son; age 21+; 713 Dover Glenn Drive, Antioch, TN 37013

THE estate of **MORGAN BABB**, deceased, was opened for administration in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-358, on the 13th day of March, 2014.

THAT MORGAN BABB, deceased, was unmarried at his death, his spouse, Lorall Babb, having died on the 15th day of February, 2002, and he did not thereafter re-marry.

THAT there are no debts or encumbrances existing which are a lien on said interest in the above described real estate.

THAT there are no debts or taxes of the deceased or of the estate known to us that were not satisfied during administration of the above referenced estate.

Lanny L. Babb

LANNY L. BABB, Co-Administrator

Michael W. Babb

MICHAEL W. BABB, Co-Administrator

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **LANNY L. BABB and MICHAEL W. BABB, Co-Administrators** of the Estate of Morgan Babb, deceased, the within named bargainor, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument as Co-Administrators of the Estate of Morgan Babb for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 16th day of May, 2016.

MONICA D. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Monica D. Edwards

NOTARY PUBLIC

My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Larry L. Babb
AFFIANT

SWORN to and **SUBSCRIBED** before me this 16th day of May, 2016.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 07/03/2017

