THIS INSTRUMENT PREPARED BY:
Robert J. Turner, Esq. & Austin V. Knapp
TURNER LAW OFFICES, P.C.
208 Third Avenue North, Suite 100
Nashville, TN 37201

Bill Garrett Davidson County
Batch# 35414 AFFIDAVITH
12/08/2017 10:49:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171208-0125438

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Affiant, Edward Lee Staten, after first being duly sworn, states that she is an adult citizen and residing at 449 Dennis Drive, Nashville, Davidson County, Tennessee. I am an adult over the age of eighteen (18). I will refer to myself in this Affidavit as Affiant. I have personal knowledge of the matters stated in this Affidavit.

On December 8, 2016, Isabell Staten died at the age of eighty-one (81) in Davidson County, Tennessee. I will refer to this person as the Decedent.

The real property to which this Affidavit applies is located at 449 Dennis Drive, Nashville, Tennessee 37207, in Davidson County, Tennessee. For prior title, see Book 4649, Page 152, in the Register's Office in Nashville, Davidson County, Tennessee and 453 Dennis Drive, Nashville Tennessee 37207. The second address is a vacant residential lot under the same deed, see Book 4649, Page 152, in the Register's Office in Nashville, Davidson County, Tennessee. *Deed Attached hereto as exhibit A.*

The estate of the Decedent was not administered in a proceeding supervised by a Court.

Affiant would state that the Decedent was survived by her three sons, Marvin Staten, John W. Gray, Edward Staten and her two daughters, Andrea Staten and Charlene Blackman.

Facts pertinent to determine who is legally entitled to said property is as follows: Affiant would state that the Decedent owned said property at 449 Dennis Drive, Tennessee 37207, in Davidson County, Tennessee. For prior title, see Book 4649, Page 152, in the

Register's Office in Nashville, Davidson County, Tennessee, with the late Charles E. Staten as Tenants in Common. Further, Affiant would state that Decedent did not leave a Last Will and Testament. Under the laws of intestacy, Decedent's interest in said property passes to her three sons, Marvin Staten, John W. Gray, Edward Staten and her two daughters, Andrea Staten and Charlene Blackman with each receiving an equal one-fifth (1/5) share. See, T.C.A. 31-2-104.

This the 19 day of Nov., 2017.

Edward Lee Staten
Affiant, Edward Lee Staten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

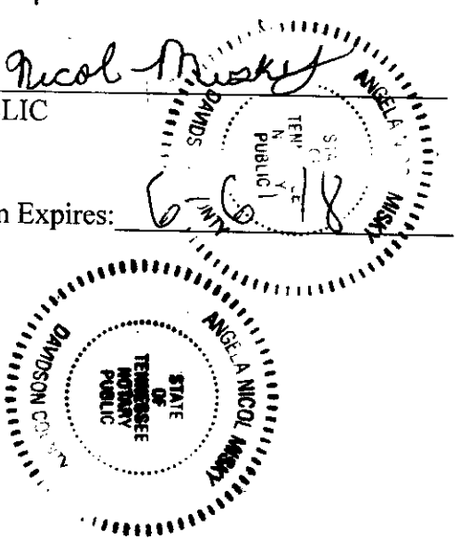
I, Edward Lee Staten, the undersigned, make oath that the facts stated in the foregoing Affidavit of Heirship are true to the best of my knowledge and belief; that nothing was promised to me in exchange for submitting this Affidavit.

Edward Lee Staten
Affiant, Edward Lee Staten

SWORN TO AND SUBSCRIBED before me this the 9 day of Nov, 2017.

angela nicol Mirsky
NOTARY PUBLIC

My Commission Expires: 6-6-18



H. C. Webb and Son Realty Co.
914 North First Street
Nashville, Tennessee 37207

Installment Deed

BOOK 5524 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Charles E. Staten (NAME)		71-2
449 Dennis Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (NAME)	Par 132 Ja
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($3,750.00)
Three thousand seven hundred fifty and No/100---------- Dollars,
of which ($200.00)
Two hundred and No/100---------- Dollars, has been paid in cash,
the receipt of which is hereby acknowledged, and for the remainder ($3,550.00)
Three thousand five hundred fifty and No/100---------- Dollars,

We, Charles E. Staten and wife, Isabell Staten ha ve executed one promissory note of even date herewith in the principal amount of $3,550.00 payable to M. H. Webb in monthly installments of $50.00 each. Interest at the rate of 10% per annum is included in the $50.00 monthly installments. Said installments are first to be applied to the interest with the remainder being applied to the principal. The first of these installments is to fall due on September 17, 1979, and on the 17th day of each succeeding month thereafter until this note is paid in full. It is understood and agreed that a late charge may be imposed on any installment delinquent in excess of fifteen (15) days.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, We, M. H. Webb and wife, Ida Nell Webb

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Staten and wife, Isabell Staten

certain real estate in Davidson County, Tennessee, as follows: their (successors), heirs and assigns,

Being Lot No. 5 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn as of record in Book 332, page 157, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Constance Avenue and extends back, between parallel lines 145 feet to a dead line.

Being the same property conveyed to M. H. Webb by deed from Joe B. Webb, Trustee of record in Book 4957, page 252, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,750.00

Subscribed and sworn to before me, this the 17th day of August 19 79

Affiant

My commission expires: 4/17/83
(Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot No. 5, (House Number) Constance Avenue (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Charles E. Staten and wife, Isabell Staten

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles E. Staten and wife, Isabell Staten their (successors), heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Charles E. Staten and wife, Isabell Staten

hereinafter referred to as trustors, hereby transfer and convey unto Joe B. Webb Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging; upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ indebtedness or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

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