THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Bill Garrett Davidson County Batch# 116970 **AFFIDAVITH** 07/17/2018 10:38:29 AM 5 pgs Fees: $27.00 Taxes: $0.00 20180717-0069356	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 William M. T. Forrester, Sr. Subscribed and sworn to before me, this 29 day of MAY 2018. JESSA LAWSON NOTARY PUBLIC My Commission Expires: 8-8-2021 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William M. T. Forrester, Sr. 1508 Lethia Drive Nashville, TN 37206	New Owner	Map & Parcel: 081 16 0 170.00

AFFIDAVIT OF HEIRSHIP

1. My name is William M. T. Forrester, Sr. ("Affiant"). I am an adult resident of the State of Tennessee. I am competent to give the testimony in this sworn Affidavit, and my testimony herein is based upon my personal knowledge.

2. Sallie A. Elliott Baugh ("Decedent") died on July 1, 1961. Decedent's Last Will & Testament was probated that same year. Decedent's original Last Will & Testament is recorded with the Clerk of Probate Court of Davidson County in Will Book 74, Page 515, and a certified copy is attached as **Exhibit 1.**

3. Decedent had an ownership interest in a certain parcel of improved real property at the time of her death located at 1413 Arthur Ave., Nashville, TN 37203 (the "Property"), which is more fully and particularly described as follows:

> Being Lot No. 107 on the Plan of McGavock, Wetmore and others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.
>
> Said Lot No. 107 fronts 50 feet on the westerly side of Arthur Avenue, and runs back between parallel lines, with the Southerly margin of Cheatham Street, 150 feet to an alley.

Being the same property conveyed to Salle A. Elliott Baugh by deed from Lou Barrett of record in Book 2085, page 278, Register's Office for Davidson County, Tennessee.

4. Decedent devised the Property to her son-in-law, Dr. J. L. B. Forrester, in the first item to her Last Will & Testament. Pursuant to Tenn. Code Ann. § 31-2-103, Dr. Forrester's interest in the Property vested immediately upon the Decedent's death. Dr. Forrester, however, never recorded his vested interest in the Property.

5. Dr. Forrester died intestate on July 20, 2000, leaving four (4) children as his heirs. (Dr. Forrester had a fifth child who predeceased him and had no children.) Probate was not opened for his estate. Pursuant to Tenn. Code Ann. § 31-2-103, immediately upon his death, his interest in the Property vested in his four (4) surviving children, Bennye Anita Forrester Dotye, Bettye Jeanne Forrester, Mary Ellen Forrester Hollands, and William M. T. Forrester, Sr. (Affiant), as equal, one-fourth (1/4) tenants in common.

6. As of the filing of this Affidavit, ownership of the Property remains vested as follows:

Bennye Anita Forrester Dotye, a one-fourth (1/4) interest;
Bettye Jeanne Forrester, a one-fourth (1/4) interest;
Mary Ellen Forrester Hollands, a one-fourth (1/4) interest;
William M. T. Forrester, Sr. (Affiant), a one-fourth (1/4) interest.

FURTHER AFFIANT SAYETH NOT.

SWORN this 29 **day of** May **2018.**

William M. T. Forrester, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named William M. T. Forrester, Sr., Affiant, appeared before me and proved his identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 29 day of May, 2018.

TESSA LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 03-03-2020

WILL OF SALLIE A BAUGH

I, Sallie A Elliott Baugh, of the city of Nashville, Davidson County, Tennessee, being of sound mind and memory and understanding, do make my last will and testament, in the following manner:

First.I give and Bequeath to my son-in-law Dr J L. B Forrester, my reasl estate, including home at 2013 Murphy Avenue, fifty foot lot at 31st Avenue N, and a rent house at 1413 Arthut Avenue, with the understanding that the Arthur Avenue property remain in the estate until it is wound up, the rent on said property to be used to help pay any debts I may owe.

Second. I bequeath to Marian Williams and Ruth Hester the Piano, the sheets, pillowcases, towels and two hob nail bedspreads to be divided eqaully. To Marian a silver coffee pot and six salad forks and to Ruth a silver pitcher and six salad forks. If there is any money at end of estate to be given to both Ruth and Marion, and Forrester Children .

Third. I bequeath to Jaenette Forrester eight silver cocktail glasses, one set of china plates (6) with two bowls, the living room furniture, six large table spoons one breakfast table and chairs, and one brass bucket.

Fourth. I bequeath to J L B Forrester, 111, all the furniture in my bedroom and the rest of my bedspreads.

Fifth. I bequeath to Helen Mayes my diamond ring and my silver gravey dish and gravey ladel

Sixth. I give to my dear friend, Ethel Galloway one plain set of knives and forks (6), my silver tray and one brass kettle.

Seventh. To my friend, Mrs Sarah Hawkins, I give six Bavarian cups and saucers, for keepsake.

Eighth. To my chum and best friehd, Mrs. Alta Mai Turpin, my service plates (8), any other dishes she might like for keepsake, and if the money will stretch at leat $35.00 at the end of estate.

Ninth. To Ann Muse, the girl who lived wi th us so long $25.00 and two set of plates in cabinet in kitchen.

Tenth.All other things in the house, eexc ept cooking stove and two refrigerators, to remain in the house at 2013 Murphy Avenue, to be sold at public auction to be ppplied on debts. My clothes,$#$$$$ wearing apparel, to go to Episcopal Church for rummage sale.

I appoint W. D. Hawkins, Junior, sole executor of this my last will and testament, the same to be excuted without bond, and he is to be remunerted for his services.

In testimoney whereof, I herewith set my hand and seal, and publish and decree this to be my last will and testament, in the presence of the witnesses named below, this - 19th day of April in the year of our Lord 1957.

Mrs Sallie A Elliott Bang

Witness Katie H. Elder

Witness Lucy Johnson

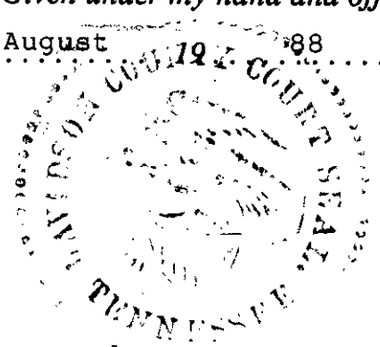
BILL COVINGTON
COUNTY CLERK
700 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210

STATE OF TENNESSEE, DAVIDSON COUNTY

I, BILL COVINGTON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Last Will and Testament of Mrs. Sallie A. Elliott Baugh, Deceased, filed July 6, 1961 and recorded in Will Book 74 Page 515

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 11th *day of* August *19* 88



Clerk of Probate Court.

By Rebecca Apsley

Deputy Clerk.