Davidson County DEEDQC
Recvd: 12/11/03 12:52 2pgs
Fees:12.00 Taxes:0.00
20031211-0177829

Prepared by:
Susan B. Evans, Attorney at Law
5020 Hammersmith Ct.
Nashville, TN 37211

Name and address of owner:
William A. Evans, Trustee
5020 Hammersmith Ct.
Nashville, TN 37211

Send tax bills to:
Bill Evans
5020 Hammersmith Ct.
Nashville, TN 37211

Map/Parcel:
Map 106
Parcel 58.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William A. Evans, Jr., Successor Trustee of the William Austin Evans, Sr., Living Trust, dated June 13, 1996 and William A. Evans, Jr., Successor Trustee of the Quindal C. Evans, Living Trust, dated June 24, 1996 hereinafter called the Grantor, have bargained and Quitclaimed, and by these presents do transfer and convey unto William A. Evans, Jr. Trustee of the Evans Children Trust No. 1, a one half undivided interest and William A. Evans, Jr. Trustee of the Evans Children Trust No. 2, a one half undivided interest hereinafter called the Grantees, it's heirs and assigns, all my right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being in part of Lot No. 8 on the Plan of the Ed Trabue Lands, as of record in Minute Book 1, page 180, U. S. Circuit Court at Nashville, described according to a copy of a survey made by Hickerson-Miller Engineers on July 5, 1955 as follows:

Beginning at a fence post in the northerly margin of Blossom Avenue, said point being 498 feet, more or less, eastwardly from the northeast corner of Old Spence Lane, and said Blossom Avenue and being the northeast corner of a 12 foot travelway and said Blossom Avenue; thence north 11 degrees 20 minutes east with easterly margin of said travelway, 280' to a point; thence south 77 degrees 45 minutes east 158 feet to an old fence post; thence south 12 degrees 30 minutes west with an old established fence line, 285 feet to a stake at an old fence post in the northerly margin of said Blossom Avenue; thence north 75 degrees 30 minutes west with the northerly margin of said Blossom Avenue, 152.5 feet to the beginning, and containing 1 acre, more or less.

Included in the above description, but excluded form this conveyance is a tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by deeds of record in Book 4291, page 350 and Book 4591, page 809, all in said Register's Office for said county.

Being the same property conveyed to William Austin Evans, Sr. Living Trust dated June 13, 1996, William Austin Evans, Sr., Trustee and to Quindal C. Evans Living Trust, dated June 24, 1996, Quindal C. Evans, Trustee, by deed of record in Book 10110, page 687, said Register's Office. William A. Evans, Jr. is now successor trustee for both trusts as evidenced by affidavits of record in Book 11526, page 526 and by instrument being recorded simultaneously herewith.

This is ( ) improved (x) unimproved property also known as: 1030 Cornelia Street, Nashville, TN, 37217.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said Trustee or any successor Trustee(s) to have the full power to sell, mortgage, rent, lease and convey, with out joinder of beneficiary, and without the purchaser, lender, mortgage or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 5th day of December, 2003

William A. Evans, Jr., Trustee
William A. Evans, Jr.,
Successor Trustee of the William A. Evans, Sr. Living Trust dated June 13, 1996

William A. Evans, Jr., Trustee
William A. Evans, Jr.,
Successor Trustee of the Quindal C. Evans Living Trust dated June 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 5th day of December, 2003, before me, the undersigned officer, personally appeared William A. Evans, Jr., Trustee, known to me (or satisfactory proven) to the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

Witness my hand and official seal at, Nashville, Tennessee, the 5th day of December, 2003.

Susan B. Evans
Notary Public

SUSAN B. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Affiant

Sworn to and subscribed before me this 5th day of December 2003

Susan B. Evans
Notary Public
My Commission Expires: 7-24-04

SUSAN B. EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.