BILL GARRETT, Davidson County
Trans:T20090031898 DEEDWARR
Recvd: 05/14/09 10:19 3 pgs
Fees:17.00 Taxes:0.00
20090514-0044344

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Richard A. Evans and Lemona A. Evans, Trustee 4321 Smokey Mountain Place Antioch, TN 37013	SAME	Map 175-04-0A Parcel 004.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Richard A. Evans and wife, Lemona A. Evans, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard A. Evans and Lemona A. Evans, Trustees under the Richard A. and Lemona A. Evans Living Trust dated April 22, 2003**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of May, 2009.

Richard A. Evans
Richard A. Evans

Lemona A. Evans
Lemona A. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Evans and Lemona A. Evans, with whom I am personally acquainted, and who acknowledged that each such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office, this 11th day of May, 2009.

JEFFREY M. OBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 2-A, Final Plat, Park Place Subdivision, Phase I, A Planned Unit Development, (Private Element) of record in Instrument #20010214-0014161, and rerecorded in Instrument #20010702-0069590, and amended in Instrument #20011019-0114191, and rerecorded in Instrument #20011212-01327, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by deed to Richard A. Evans and wife, Lemona A. Evans by Jerry L. Uselton, an unmarried man, of record in Instrument #20060829-016738, Register's Office for said County.

This is improved property known as 4321 Smokey Mountain Place, Antioch, Tennessee 37013.