THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OF BARRY R. JARVIS, JR. OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
WAYNE EVANS, TRUSTEE	Same	Map 33-15
813 New Campbell Rd		Parcel 118
Madison TN 37115		

THIS INSTRUMENT PREPARED BY:

Barry Jarvis, Atty.
White House, TN 37188

STATE OF TENNESSEE

COUNTY OF Davidson }

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Joanna Jarvis
Affiant

Subscribed and sworn to before me, this the 16th day of February, 2008.

Notary Public

BARRY R. JARVIS, JR. NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

My commission expires: 10-18-2011

BILL GARRETT, Davidson County
Trans:T20090068604 DEEDQC
Recvd: 10/07/09 14:20 4 pgs
Fees:22.00 Taxes:0.00
20091007-0093481

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, ROBERT B. EVANS and Wife, EVELYN W. EVANS,

hereinafter named "Grantor", hereby quitclaims subject however to the estate for life hereby expressly reserved to ROBERT B. EVANS and Wife, EVELYN W. EVANS to THE CLYDE WAYNE EVANS, SR. SPECIAL NEEDS TRUST, hereinafter named "Grantee", for the sum of $1.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, reserving unto ROBERT B. EVANS and Wife, EVELYN W. EVANS an estate for life, the following Real Estate in Davidson County, in the State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Green Forest Subdivision, as of record in Book 3700, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 155 feet along the northwesterly margin of New Campbell Road and runs back 350.05 feet on the northeasterly line and 343.6 feet on the southwesterly line to a broken line at the rear measuring 80.20 feet thereon.

Being the same property conveyed to ROBERT B. EVANS and Wife, EVELYN W. EVANS by Warranty Deed from WRIGHT-BUILT HOMES, INC of Record in Book 3986 pages 316-319, Register's Office for Davidson County, Tennessee.

Conveyance of this property is subject to the restrictive covenants of record in Book 3889, page 383, said Register's Office, and the plan of record in Book 3700, page 8, said Register's Office, shows an owner's certificate, a 175 foot minimum building setback line from New Campbell Road and a 10 foot easement for public utility purposes along the broken rear line of said lot

Grantor reserves to himself and herself the exclusive possession, use and enjoyment in her own right of the rents, issues, and profits of the real property and every part and portion thereof, during the term of his/her natural life, until the Grantor's death, unless earlier conveyed or revoked as provided below.

ROBERT B. EVANS AND WIFE, EVELYN W. EVANS reserve the power to appoint, in whole or in part, the property conveyed hereunder to or for the benefit of one or more of ROBERT B. EVANS AND WIFE, EVELYN W. EVANS's heirs (other than ROBERT B. EVANS AND WIFE, EVELYN W. EVANS) in such proportions, outright or upon such trust, terms and conditions as ROBERT B. EVANS AND WIFE, EVELYN W. EVANS may specify by a writing executed and acknowledged and/or authenticated during ROBERT B. EVANS AND WIFE, EVELYN W. EVANS's lifetime and recorded in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of the date of such exercise. In the alternative ROBERT B. EVANS AND WIFE, EVELYN W. EVANS may revoke this deed by conveying by deed a full, perfect, and absolute title to the grantee or purchaser of this property, without joinder of remainderman, pursuant to TENN CODE ANN 66-1-106.

Lastly in the alternative ROBERT B. EVANS AND WIFE, EVELYN W. EVANS may appoint in

whole or in part, the property conveyed hereunder to or for the benefit of one or more of ROBERT B. EVANS AND WIFE, EVELYN W. EVANS's heirs in such proportions, outright or upon such trust, terms and conditions as ROBERT B. EVANS AND WIFE, EVELYN W. EVANS may specify in her Last Will or Codicil making specific reference to this power. In the latter case, failure to record notice of any such exercise of this power in the Office of the Register of Deeds in the County in which the property is located within fifteen (15) days of ROBERT B. EVANS AND WIFE, EVELYN W. EVANS's death shall be conclusively treated as a default in the exercise of the power. A release of the power reserved hereunder, in whole or in part, shall be effective when recorded with the Office of the Register of Deeds in the County in which the property is located. Any exercise or release of the foregoing powers may be made by ROBERT B. EVANS AND WIFE, EVELYN W. EVANS's Agent acting under a Durable General Financial Power of Attorney whether or not the Durable General Financial Power of Attorney authorizes the exercise or release of this power.

Subject to any and all plats, easements, restrictions, and other matters of record

Witness our hands this 10th day of Feb, 2008.

2/10/09

Grantor- ROBERT B. EVANS

By Attorney-in-fact CLYDE WAYNE EVANS, JR.

2/10/09

Grantee- EVELYN W. EVANS

By Attorney-in-fact CLYDE WAYNE EVANS, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me CLYDE WAYNE EVANS, JR. Attorney-in-fact for Robert B. Evans and Evelyn W. Evans with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BARRY R. JARVIS JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand at office this 10th day of Feb, 2008.

Notary Public

My Commission Expires 10-18-2011.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Tennessee)

County of Sumner)

SCRIVENOR'S AFFIDAVIT

Comes now, Barry R. Jarvis, Jr., who being sworn does say and affirm the following:

My name is Barry R. Jarvis, Jr. and I am a notary public in and for the State of Tennessee with my office at 319 Tyree Spring Road. My commission expires October 18, 2011. The purpose of this affidavit is to correct an error in the notarization of the attached deed regarding the transfer of an interest from Robert B. Evans and Evelyn W. Evans. The error is that the date of notarization is indicated as February 10th, 2008. The correct date should be February 10th, 2009.

Affirmed this 28th day of September, 2009.

State of Tennessee)

County of Sumner)

Sworn to and subscribed to before me by Barry R Jarvis Jr on this the 28th day of September, 2009.

Lisa W. Jones Notary Public

5/23/11 Commission Expires

LISA W. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER