This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20100080958 DEEDQC
Recvd: 12/23/10 13:47 4 pgs
Fees:22.00 Taxes:0.00
20101223-0102255

Address of New Owner:
Sharon Marie Evans
3810 Baxter Avenue
Nashville, TN 37216

Send Tax Bills to:
Same as new owner

Map/Parcel:
061.15.0.301.00

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

Whereas, Jane May Evans died on January 21, 2006 leaving a Last Will and Testament dated June 19, 2002, naming Sharon Marie Evans as Personal Representative; the will was admitted to probate on November 20, 2006 in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 06P1872; Sharon Marie Evans was duly qualified as Personal Representative; all debts of the decedent have been paid; and, TennCare release no. 507367087, a copy of which is attached as Exhibit A, and Tennessee Inheritance Tax closing letter no. 441365480, a copy of which is attached as Exhibit B, have been filed with the court, therefore:

Sharon Marie Evans, as Personal Representative of the Estate of Jane May Evans, hereinafter called Grantor, in accordance with the provisions of the Last Will and Testament of Jane May Evans, does hereby quitclaim, transfer and convey unto **Sharon Marie Evans, unmarried**, hereinafter called Grantee, her heirs and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 34 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee. Said part of Lot No. 34 fronts 50 feet on the easterly side of Baxter Street and extends back between parallel lines 225 feet to the westerly line of Lot No. 3 on said plan.
>
> Being the same property conveyed to Emily Kathryn Betsy Reed and Jane M. Evans, as tenants in common with the right of survivorship, by deed from Howard M. Taradash, Trustee, of record in Book 6692, page 263, Register's Office for Davidson County, Tennessee. Emily Kathryn Betsy Reed died on April 28, 2001, passing her interest in the property to Jane M. Evans as the surviving tenant.
>
> This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is improved property, known as 3810 Baxter Avenue, Nashville Tennessee.

By executing and delivering this deed, Grantor releases any right Grantor has to recover the property conveyed if the Estate hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to implement a testamentary devise to a beneficiary.

Sharon Marie Evans
Affiant

Subscribed and sworn to before me this 21 day of December, 2010.

Notary Public

My Commission Expires: 8-19-12

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2012

Witness my hand this 21st day of December, 2010.

Sharon Marie Evans
Sharon Marie Evans, Personal Representative
of the Estate of Jane May Evans, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Sharon Marie Evans, as Personal Representative of the Estate of Jane May Evans, with whom I am personally acquainted and who upon oath acknowledged that she executed the within and foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this the 21 day of December, 2010.

Notary Public

My Commission Expires: 8-19-12

J. RANDALL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 19, 2012

STATE OF TENNESSEE
BUREAU OF TENNCARE
Third Party Liability Division
310 Great Circle Road, 4th Floor
NASHVILLE, TENNESSEE 37243
Toll Free: 866-389-8444 Fax: 615-413-1941

12/28/2006

SHARON M. EVANS
% KIRK C. WAITE
7100 EXECUTIVE CENTER DR.
BRENTWOOD, TN 37027

RE: JANES M. EVANS
507367087

Dear SHARON M. EVANS:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X — This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

_____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

_____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Ron Singh
Manager

EXH. A

TENNESSEE DEPARTMENT OF REVENUE

Inheritance Tax Closing Letter (This is not a bill for tax due)

12/15/10
Estate of Jane M. Evans
Mr. J. Randall Hooper, Attorney at Law
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Account Type: Inheritance
Account No: 441365480
Date of Death: 01/21/06
County: Davidson (19)
Social Security No: XXX-XX-7087

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	0.00
Interest:	0.00
Penalty:	0.00
Total:	$0.00

DEC 20 2010

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

12/15/10
Estate of Jane M. Evans
Mr. J. Randall Hooper, Attorney at Law
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Account Type: Inheritance
Account No: 441365480
Date of Death: 01/21/06
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The liability, as denoted in this closure letter, has been paid to the State of Tennessee. This is not a bill:

Inheritance Tax:	$0.00
Estate Tax:	0.00
Interest:	0.00
Penalty:	0.00
Total:	$0.00

EXH. B