This instrument was prepared by Albert P. Marks of Marks, Shell & Maness, Dunbar Park, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

BILL GARRETT, Davidson County
Trans:T20110012067 DEEDQC
Recvd: 02/28/11 15:41 2 pgs
Fees:12.00 Taxes:0.00
20110228-0016145

NAME & ADDRESS OF PROPERTY OWNER:
Frances M. Evans, Van L. Evans,
& Van L. Evans, Trustee of
John W. Evans, Jr., U/C Bypass Trust
2518 Lebanon Rd.
Nashville, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same as above.

VAN L. EVANS, EXECUTOR

TO: QUITCLAIM DEED

VAN L. EVANS, TRUSTEE

By the authority vested in the herein GRANTOR as Executor of the Estate of John W. Evans, Jr., under ITEMS III, XII and XIV of his Will of record in the Chancery Court for Robertson County, Tennessee, Probate Division, Case No. 21385, VAN L. EVANS, EXECUTOR OF THE ESTATE OF JOHN W. EVANS, JR., as GRANTOR, does hereby transfer and convey, remise, release and forever quitclaim unto GRANTEE, VAN L. EVANS, TRUSTEE OF THE UNIFIED CREDIT BYPASS TRUST CREATED UNDER ITEM III OF THE LAST WILL AND TESTAMENT OF JOHN W. EVANS, JR., his successors and assigns forever, the undivided 48.85% interest in and to the following described real estate, together with any and all improvements thereon, situated in the 3rd Civil District of Davidson County, Tennessee, being designated as Tax Map & Parcel No. 095-04-0 009.00 on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

> Beginning in the center of the Lebanon Pike, at a point 101.5 feet westerly from the southwest corner of the Public School lot; thence with the center of said Pike south 78 ½ deg. west 100.6 feet; thence north 11 degrees west 435 feet; thence north 80 ¾ degrees 100.6 feet to a point 101.5 feet westerly from the northwest corner of the Public School lot; thence south 11 degrees east 431 feet to the beginning, containing 1 acre, more or less.
>
> This being the same property conveyed to John W. Evans, Jr., and L. E. Griffith by deed of record in Book 2298, page 111, Register's Office, Davidson County, Tennessee. By deed of record in Book 2701, page 337, of said Register's office, L. E. Griffith and wife, Florence Griffith, conveyed their interest in said property to John W. Evans, Jr., and wife, Frances M. Evans. By deed of record in Book 11755, page 650, of said Register's Office, John W. Evans, Jr., and Frances M. Evans terminated the tenancy by the entirety and created a tenancy in common equally between them, without the right of survivorship, in and to the above described property.
>
> Reference is made to the deed of record in Ref. 20071214-0144129, Register's Office, Davidson County, Tennessee, wherein an undivided 2.30% interest was conveyed to Van L. Evans. The aforementioned gift deed resulted in Van L. Evans owning an undivided 2.30% interest; Frances M. Evans owning an undivided 48.85% interest, and John W. Evans, Jr., owning an undivided 48.85% interest.
>
> John W. Evans, Jr., died testate on April 16, 2010, leaving a Will of record in File No. 21385 in the Chancery Court, Montgomery County, Tennessee, Probate Division, in which he devised his undivided 48.85% interest in the herein described property to Van L. Evans, Trustee of the John W. Evans, Jr., Unified Credit Bypass Trust.

IN TESTIMONY WHEREOF, GRANTOR has hereunto executed this instrument as of the 24th day of February, 2011.

VAN L. EVANS, EXECUTOR OF THE
ESTATE OF JOHN W. EVANS, JR.

GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAN L. EVANS, EXECUTOR OF THE ESTATE OF JOHN W. EVANS, JR., the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 24th day of February, 2011.

Carol L. Wilson
NOTARY PUBLIC

CAROL L. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 2/12/14

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration for this conveyance is $ -0-.

AFFIANT

Sworn and subscribed to before me on this the 24th day of February, 2011.

Carol L. Wilson
NOTARY PUBLIC

CAROL L. WILSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 2/12/14