This transfer is exempt from
real estate transfer tax pursuant
to T.C.A. §67-4-409(a)(3)(G)

BILL GARRETT, Davidson County
Trans:T20130007002 DEEDWARR
Recvd: 01/25/13 10:24 3 pgs
Fees:17.00 Taxes:0.00
20130125-0008252

This instrument prepared by:

Winston S. Evans
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce St.
Nashville, TN 37219-2405

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Elaine C. Evans 940 Tyne Blvd. Nashville, TN 37220	Same	146-01/4

****

WHEREAS, James Clarence Evans was owner in fee simple of the real estate described in **Exhibit A ["the property"]** hereto; and

WHEREAS, James Clarence Evans established the James Clarence Evans Living Trust ["the Trust"] pursuant to that certain Revocable Trust Agreement of James Clarence Evans, dated March 5, 2007 ["the Trust Agreement"]; and

WHEREAS, the Trust Agreement designated James Clarence Evans as Trustee; and

WHEREAS, James Clarence Evans transferred the property to the Trust pursuant to that certain Warranty Deed of record at Instrument 20070312-0030180, Register's Office for Davidson County, Tennessee; and

WHEREAS, James Clarence Evans died on May 20, 2009; and

WHEREAS, the Trust Agreement designated Elaine C. Evans as Successor Trustee upon the death of James Clarence Evans; and

WHEREAS, Elaine C. Evans, as Successor Trustee has established the JCE FED Trust pursuant to the provisions of the Trust Agreement; and, in connection therewith, desires to allocate the property to the JCE Fed Trust

NOW, THEREFORE, in accordance with the provisions of the Trust Agreement, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

Elaine C. Evans, Successor Trustee for the James Clarence Evans Living Trust established by the Revocable Trust Agreement of James Clarence Evans, dated March 5, 2007, hereinafter called the "Grantor," for the purposes of allocating the entire ownership interest in the subject real property to the JCE FED Trust and otherwise to comply with the terms of the Trust, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine C. Evans, Trustee of the JCE FED Trust**, hereinafter called the "Grantee," and to her successors and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, the real property in the State of Tennessee 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 Grantee.
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 Grantee, the Grantee's successors and assigns, forever; and the Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's successors and assigns, to warrant and forever defend the title to the said real property to the Grantee, the Grantee's successors and assigns, against the lawful claims of all persons whomever.

WITNESS my hand this ____ day of January, 2013.

JAMES CLARENCE EVANS LIVING TRUST

By: Elaine C. Evans
Elaine C. Evans, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Carolyn Swearingen, Notary Public, **Elaine C. Evans**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent serving authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 22nd day of January, 2013.

Carolyn S. Swearingen
Notary Public

My Commission Expires: My Commission Expires 05/05/15

CAROLYN S. SWEARINGEN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

EXHIBIT A

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

Lot No. 5 of Block "A" on the map of Bridle Path Estates, a part of the Overton Lea Estates, as of record in Book 974, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Clarence Evans and wife, Elaine C. Evans, by deed of record in Book 1764, Page 600, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Clarence Evans by deed from Elaine C. Evans of record as Instrument No. 20070306-0027841, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Clarence Evans, Trustee, by Deed from James Clarence Evans of record as Instrument No. 20070312-0030180, Register's Office for Davidson County, Tennessee.

This is improved property known as 940 Tyne Boulevard, Nashville, Tennessee 37220.

115700.001.ls.Warranty Deed.wpd