Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

NEW OWNER:

STEVE CHAISSON
109 WEST PARK DRIVE STE 109
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 07-0272

Map 137
Group 00-0
Parcel 085

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 04/10/07 15:09 3 pg
Fees:18.00 Taxes:333.00
20070410-0042823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LYNETTE RHODES, unmarried, and BAKERS GROVE, INC., a Nevada Corporation,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **STEVE CHAISSON,*** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

*unmarried and Neal Lampley, married

BEGINNING at a point in the center of Old Granny Wright Lane at a railroad spike, the said point being 25 feet North of the Northeast corner of a tract of land now owned by C. D. Boner; thence with the center ofr said Old Granny Wright Lane, South 82 deg. 59' East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 deg. 41' 04" Wes 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence South 7 deg. 14' 20" West 1772.22 feet to an iron stake; thence North 1 deg. 41' East 855.9 feet to the beginning, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bakers Grove, Inc. by quitclaim deed from Lynette Rhodes, dated December 21, 2005, and of record as Instrument No. 20060109-0002893, Register's Office for Davidson County, Tennessee. Further reference is made to deed to Lynette Rhodes of record as Instrument No. 20041208-0146535.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 20th day of March, 2007.

LYNETTE RHODES

BAKERS GROVE, INC.

By: Lynette Rhodes, President

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LYNETTE RHODES**, unmarried, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of March, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

JO ANN AULDS NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LYNETTE RHODES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is **President** of **BAKERS GROVE, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 20th day of March, 2007.

NOTARY PUBLIC

My commission expires: 2/12/11

****

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

AFFIANT

Sworn to and subscribed to before me this 20th day of March, 2007.

NOTARY PUBLIC

My commission expires: 7-21-07