(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Stephen D. Farmer and Joey P. Farmer, Grantors
TO: Joshua E. & Lyndee Baker, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Joshua E. & Lyndee Baker 3213 Colby Drive Nashville, TN 37211	Same as Owner	133.03-0-080.00

BILL GARRETT, Davidson County
Trans:T20090049111 DEEDWARR
Recvd: 07/21/09 12:46 2 pgs
Fees:13.00 Taxes:462.50
20090721-0068388

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of July, 2009.

My commission expires: 5-18-10

NOTARY PUBLIC

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Stephen D. Farmer and wife, Joey P. Farmer**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Joshua E. Baker and wife, Lyndee Baker**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Glencoe Acres Subdivision, Section 3, of record in Plat Book 2330, page 28, said Register's Office.

Said Lot No. 12 fronts 70 feet on the westerly side of Colby Drive and runs back 195.2 feet on the northerly line and 192.2 feet on the southerly line to a dead line, measuring 79.4 feet thereon.

BEING the same property conveyed to Stephen D. Farmer and wife, Joey P. Farmer by warranty deed, recorded September 29, 2000 in Instrument No. 20000929-0096267, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3213 Colby Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of July, 2009.

"GRANTORS"

Stephen D. Farmer

Joey P. Farmer

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Stephen D. Farmer and Joey P. Farmer, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 17th day of July, 2009.

My commission expires: June 12, 2011

Notary Public

{Seal}

RUDICK J. MURPHY II
NOTARY PUBLIC AT LARGE