This instrument was prepared by
James M. Balthrop, Attorney
Springfield, Tennessee

Map/Parcel 072-08-0 166.00

Send Tax Bill To: (New Owner)
James B. Ayers, Jr. and wife,
Ginger B. Ayers
6833 Lovell Cook Rd
Springfield, TN 37172

THIS DEED OF CONVEYANCE, executed and delivered by James B. Ayers, a widower, hereinafter called the grantor, to James B. Ayers, Jr. and wife, Ginger B. Ayers, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, survivor and assigns, a one-fourth undivided interest in and to a certain tract or parcel of land situate in the ____ Civil District of Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 38 on the Map of Happy Valley, Section "C", said Map being according to a survey made by Z. J. Wilkinson, Surveyor, February 7, 1947, unrecorded.
>
> AND BEING the property conveyed to James B. Ayers and wife, Mildred M. Ayers, in a deed of record in Deed Book 4714, page 124, Register's Office for Davidson County, Tennessee. The said Mildred M. Ayers is now deceased.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, survivor and assigns, forever. The said grantor covenants with the grantees, survivor and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dated at the place and on the date set forth in the notarial certificate below.

James B. Ayers
James B. Ayers

BILL GARRETT, Davidson County
Trans:T20100018466 DEEDWARR
Recvd: 03/30/10 11:35 2 pgs
Fees:13.00 Taxes:88.80
20100330-0023615

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, James B. Ayers, a widower, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal of office, this 14th day of ~~September~~ November, 2006.

James M. Balthrop
Notary Public

My commission expires: 10/9/10.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 24,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James B. Ayers Jr
Affiant

Subscribed and sworn to before me, this November 14th, 2006.

James M. Balthrop
Notary Public or Register
My Commission Expires: 10/9/10.