BILL GARRETT, Davidson County
Trans:T20100046072 DEEDWARR
Recvd: 07/28/10 09:01 3 pgs
Fees:17.00 Taxes:0.00
20100728-0059021

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner: Send Tax Bills to: Map-Parcel Numbers

Andrew J. Baker, Jr., Trustee SAME Map 064 02 0
216 Rising Sun Lane Parcel 1.00
Old Hickory, Tennessee 37138

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Andrew J. Baker, Jr., hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew J. Baker, Jr., Trustee of The Andrew Baker Living Trust, established by the Revocable Trust Agreement of Andrew J. Baker, Jr., dated July 21, 2010**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

AJB

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 said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said 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 heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of July, 2010.

Andrew J. Baker, Jr.

Andrew J. Baker, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew J. Baker, Jr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of July, 2010.

My Commission Expires:

JEFFREY NOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 101 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, page 28, 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 Andrew J. Baker, Jr. and wife, Hoe K. Baker, by deed of record in Book 10434, page 364, Register's Office for Davidson County, Tennessee.

Hoe K. Baker died **October 31, 2004**.

This is improved property known as 216 Rising Sun Lane, Old Hickory, Tennessee 37138.