Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2010.

Notary Public
My commission expires: 4/23/2014

05-1009-65066

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Doughty	First Community Mortgage Inc.	075-07-0 203.00
109 & 111 Rachels Trail Court	275 Robert Rose Drive	
Hermitage TN 37076	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lila Faye Baker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Doughty, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 and 102, Rachel's Square, Section One & Two, of record in Plat Book 6250, Page 538-543, Register's Office for said County, to which plan reference is hereby made for a more complete description. Rachel's Square, Section II, is now commonly known as Colony Downs, as specified in the Instrument of record in Book 8030, Page 757, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald D. Baker and Lila F. Baker by deed from Jack Kemp, Secretary of Housing and Unrban Development, of Washington, D.C., dated June 27, 1991, recorded July 12, 1991 in Book 8396, Page 708, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donald Dale Baker and Lila Faye Baker Trustee(s) respectively, and their successors in trust for the benefit of Donald D. Baker and Lila F. Baker, tenants in common under the terms of The Donald and Lila Baker Trust, its successors and assigns by Quitclaim Deed from Donald D. Baker and Lila F. Baker, dated May 1, 2000, record May 31, 2000 in Instrument No. 200005310053716, Register's Office for Davidson County, Tennessee. Donald Dale Baker having since died April 30, 2002.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 & 111 Rachels Trail Court, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100066375 DEEDWARR
Recvd: 10/20/10 09:10 2 pgs
Fees:13.00 Taxes:440.30
20101020-0083838

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

WITNESS my hand this 18th day of October, 2010.

Lila F. Baker

Lila Faye Baker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lila F. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in HERMITAGE, TN, this 18TH day of October, 2010.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lila Faye Baker, Trustee of the Donald and Lila Baker Trust, 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 seal at HERMITAGE, Tennessee, this 18th day of October, 2010.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014