This instrument was prepared by
James M. Balthrop, Attorney
119 5th Avenue West
Springfield, Tennessee

Send Tax Bill To: New Owners:
Robert and Danette Ayers
4013 Calista Road
Cross Plains, TN 37049

Map 072-08-0, 166.00

THIS DEED OF CONVEYANCE, executed and delivered by Ginger B Ayers, widow, hereinafter called the grantor, to Robert T. Ayers and wife, Danette 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, survivors and assigns, all of my right, title and interest, the same being a ½ undivided interest, in and to certain tract or parcel of land, situate in 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.

BEING the same property in which an undivided one-fourth (1/4th) interest was conveyed to James B. Ayers, Jr., and wife, Ginger B. Ayers, by deed from James B. Ayers, a widower, of record as Instrument Number 2000330-0023615, Register's Office for Davidson County, Tennessee, and further being the same property in which an additional undivided one-fourth (1/4th) interest was conveyed to James B. Ayers, Jr. and wife, Ginger B. Ayers, by deed from James B. Ayers, a widower, of record as instrument Number 20110607-0043416, Register's Office for Davidson County, Tennessee. The said James B. Ayers, Jr. died, a resident of Robertson County, on December 11, 2006.

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

TAXES for the year 2011 will be prorated and paid by the Grantees.

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

Ginger B. Ayers

BILL GARRETT, Davidson County
Trans:T20110039365 DEEDWARR
Recvd: 06/30/11 14:43 2 pgs
Fees:13.00 Taxes:111.00
20110630-0050240

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Ginger B. Ayers, the bargainor, 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 of office, this 13th day of June, 2011.

James M. Balthrop
Notary Public

JAMES M. BALTHROP
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: 9/28/14.

STATE OF TENNESSEE,
ROBERTSON COUNTY.

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 $30,000.00, 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.

Ginger Ayers
Affiant

Subscribed and sworn to before me, this 13th day of June, 2011.

James M. Balthrop
Notary Public or Register

My Commission Expires: 9/28/14.

JAMES M. BALTHROP
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY