DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$112,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. & Ruby D. Baker 4010 Plantation Drive Hermitage, TN 37076	New Owner	Map & Parcel 07509022200

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James R. Allsbrooks, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kenneth W. Baker and wife, Ruby D. Baker

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 1086 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Allsbrooks and wife, JoAnn Allsbrooks by Deed from Joe T. Dodson and wife, Charlene G. Dodson dated May 29, 1987 of record in Book 7258, Page 535, Register's Office for Davidson County, Tennessee. JoAnn Allsbrooks died June 9, 2008. Property now vests in James R. Allsbrooks as surviving tenant by the entirety.

This property is not nor has ever been the principal residence of the Spouse of the Grantor herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3864, Page 441, Register's Office for Davidson County, Tennessee.
3) 2011 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **4007 Plantation Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my hand(s) this 15th day of August, 2011.

James R. Allsbrooks

BILL GARRETT, Davidson County
Trans:T20110050386 DEEDWARR
Recvd: 08/17/11 08:07 2 pgs
Fees:13.00 Taxes:414.40
20110817-0063265

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James R. Allsbrooks, with whom I am personally acquainted, (or who 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, at office, this 15 day of August, 2011.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076