40-A

WARRANTY DEED

G-LM-05-0744

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires September 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 08/25/05 15:31 2 pgs
Fees:13.00 Taxes:1054.50
20050825-0101938

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Jonathan Setzer	First Tennessee Home Loans (NAME)	
744 Newberry Road (ADDRESS)	P.O. Box 7481 (ADDRESS)	102-15-29
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY TRULL F/K/A AMY LUNN AND HUSBAND, JEFFREY H. TRULL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN SETZER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 220, BROOK MEADE, SECTION VI, as shown on plat of record in Plat Book 2331, Pages 3-4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy Lunn by Warranty Deed from Delmar L. Chilton and Deborah H. Chilton, recorded on the 5th day of June, 2002 in Instrument No. 20020605-0068364, in the Register's Office of Davidson County, Tennessee. Said Amy Lunn is now known as Amy Trull. Jeffrey H. Trull joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 744 Newberry Road, Nashville, Tennessee 37205
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of August, 2005.

Amy Trull also Known as Amy Lunn Amy Lunn
Amy Trull

Jeffrey H. Trull

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Trull* and Jeffrey H. Trull, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

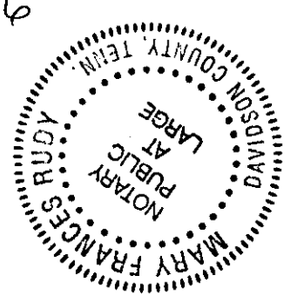
Witness my hand and official seal, this the 24th day of August, 2005.

*Also known as Amy Lunn

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903