This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6080356

Davidson County DEEDWARR
Recvd: 09/02/08 13:06 2 pgs
Fees:13.00 Taxes:508.69
20080902-0089579

Send Tax Bills To:
FlagStar Bank
5151 Corporate Dr
Troy, MI 48098

New Owner is:
5428 Ashlawn Drive
Nashville, TN 37211

MAP: 162-10-0
PARCEL: 230.00

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 all of which is hereby acknowledged, **Joshua J. Kretzu and Cassidy C. Kretzu**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joseph H Barker III, a single man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Hickory View, Section Four, of record in Book 6900, page 373, 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 Joshua J. Kretzu and Cassidy C. Kretzu, by Special Warranty Deed from Secretary of Veterans Affairs, dated 6-7-06 and recorded 6-28-06 in Instrument No. 20060628-0076987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JK CK
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of August, 2008.

GRANTOR:

Joshua J. Kretzu

Cassidy Kretzu

Cassidy C. Kretzu

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joshua J. Kretzu and Cassidy C. Kretzu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of August, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

Notary Public
My Commission Expires: 9-26-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $137,484.00.

Affiant

SWORN TO and subscribed before me this the 28th day of August 2008

NOTARY PUBLIC
My commission expires:
9.26.09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009