Davidson County DEEDWARR
Recvd: 01/16/09 13:17 2 pgs
Fees:13.00 Taxes:296.00
20090116-0004299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Teresa Meek
Affiant

Subscribed and sworn to before me on this 2nd day of January, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25, 2010

LAURA JANE HOLTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2010

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Krenn	The Bank of Nashville	
(NAME)	(NAME)	
4485 Cato Road	401 Church Street	Map and Parcel 057-69.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hubert Hunter and Janet Hunter, as joint tenants, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alfred Krenn and wife, Rae Patricia Krenn, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Real Property, located in the 13th, formerly the 23rd Civil District of Davidson County, State of Tennessee To-Wit:

Beginning in the center of Cato, at a corner of the property conveyed to Ralph B. Gartman and wife, by Deed from R.E. Lynn and wife, of record in Book 2488, Page 78, Register's Office for said County; thence with the center of said road, south 83 degrees 30' east 146 feet and north 84 degrees 30 east 290 feet to a spike; thence south 6 degrees 30' west 521 feet to a point in the center of Cato branch; thence with same north 35 degrees west 197 feet north 37 degrees 30' west 62 feet, north 27 degrees west 65 feet, north 26 degrees 30' feet west 42 feet, and north 27 degrees 45' west 105 feet to a point in said Gartman's Line; thence with same north 43 degrees 15' west 119 feet to the beginning.

Being the same property conveyed to Hubert Hunter and his daughter Jane A. Hunter, as joint tenants, from The Garner E. Norfleet and/or Margaret A.C. Norfleet Revocable Living Trust, through Garner E. Norfleet and Margaret A.C. Norfleet, Trustees, by Warranty Deed dated August 26, 2008, of record in Instrument No. 20080828-0088338, Register's Office for Davidson County, Tennessee.

Futhermore, being the same property conveyed by Quit Claim Deed from Garner E. Norfleet and Margaret A.C. Norfleet to "The Garner E. Norfleet And/Or Margaret A.C. Norfleet Revocable Living Trust" through Garner E. Norfleet and Margaret A.C.Norfleet, Trustees as recorded on the 3rd day of December, 2002, in Instrument No. 20021203-0148615 and Warranty Deed recorded in Book 2601, Page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as 4485 Cato Road, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of January, 2009.

X _____ X _____

Hubert Hunter Janet Hunter

STATE OF California
COUNTY OF Los Angeles

On this 2nd day of December, 2009, before me personally appeared Hubert Hunter and Janet Hunter, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

_____
Notary Public
My Commission Expires: Feb. 12, 2010

NURIA S. CARBAJAL
Commission # 1644817
Notary Public - California
Los Angeles County
My Comm. Expires Feb 12, 2010