Return TO: **Elite Title Compan**
#6090053
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian Kreh	First Farmers & Merchants Bank	Parcel ID:
3067 Jenry Drive	816 South Garden St.	08511009600
Nashville, TN 37214	Columbia, TN. 38401	

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

Jon L. Setzer and Marion I. Setzer, Trustees U/A/D March 26, 1992, of the Setzer Joint Revocable Living Trust Agreement

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian Kreh

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:

LAND in Davidson County, Tennessee, being Lot No. 74 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, Page 67, Register's Office for said County, and described as follows:

Said Lot No. 74 fronts 93 feet on the east side of Jenry Drive, and runs back 209.53 feet on the north line and 232.39 feet on the south line, to a dead line in the rear on which it measures 124.55 feet.

Being the same property conveyed to Jon L. Setzer and Marion I. Setzer, Trustees U/A/D March 26, 1992, of the Setzer Joint Revocable Living Trust Agreement by Quitclaim Deed Jon L. Setzer and wife, Marion I. Setzer, individually, of record in Book 11166, Page 959, said Register's Office. See also deed of record in Book 4041, Page 772, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5415, Page 571, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 67, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3067 Jenry Drive, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 03/02/09 13:34 2 pgs
Fees:13.00 Taxes:795.50
20090302-0018207

Witness my hand this 26th day of February, 2009.

Jon L. Setzer and Marion I. Setzer, Trustees
U/A/D March 26, 1992, of the Setzer Joint
Revocable Living Trust Agreement

By: Jon L. Setzer, Trustee
Jon L. Setzer, Trustee

By: Marion I. Setzer, Trustee
Marion I. Setzer, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon L. Setzer and Marion I. Setzer, Trustees U/A/D March 26, 1992, of the Setzer Joint Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees U/A/D March 26, 1992, of the Setzer Joint Revocable Living Trust Agreement, and as such Trustees, are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY