BILL GARRETT, Davidson County
Trans:T20090065183 DEEDQC
Recvd: 09/24/09 09:53 4 pgs
Fees:22.00 Taxes:0.00
20090924-0088786

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
Supplied by the Parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jennette S. Rowe, Trustee, Jennette S. Rowe Trust U/A dated 11/29/01 4411 Hunt Place Nashville, TN 37215	Same	131 07 0 063.00

M. Ralph Seta, Jr., Trustee,
M. Ralph Seta, Jr. Trust U/A dated 11/29/01
234 Eisenhower Drive
Nashville, TN 37211

Angeline S. Freeman, Trustee,
Angeline S. Freeman Trust U/A dated 11/29/01
9600 Jeff Hamilton, Lot 4
Mobile, AL 36695

WHEREAS, on December 3, 2001, **M. R. Seta** transferred to **Mario R. Seta, Trustee of the Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001,** the real property described in this deed below;

WHEREAS, on June 8, 2008, **Mario R. Seta** died;

WHEREAS, M. Ralph Seta, Jr. and **Jennette S. Rowe** became the Successor Co-Trustees of the above referenced trust upon the death of **Mario R. Seta**;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **M. Ralph Seta, Jr.** and **Jennette S. Rowe, Successor Co-Trustees, Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jennette S. Rowe, Trustee, Jennette S. Rowe Trust U/A dated November 29, 2001, M. Ralph Seta, Jr., Trustee, M. Ralph Seta, Jr. Trust U/A dated November 29, 2001,** and **Angeline S. Freeman, Trustee, Angeline S. Freeman Trust U/A dated November 29, 2001** ("Grantees"), each an undivided one-third (1/3) interest as Tenants-in-Common, in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Hunt Terrace, Part One, of record in Book 1130, page 53, Register's Office for said County.

Beginning at a point in the northeasterly margin of Glendale Lane at the corner of Lots Nos. 7 and 8; thence with the line between said lots northeasterly 91 feet to the corner of said lots and of Lot 9; thence with the line between Lots Nos. 8 and 9 easterly 124 feet to the west margin of Hunt Place; thence with the margin of the same, southerly 72.24 feet to an iron pin and continuing with the line of the same southerly 41.65 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 46.82 feet to another concrete monument in the north margin of Glendale Lane; thence with the margin of said Lane, northwesterly 169.08 feet to the beginning.

(Description from prior deed of record).

Being the same property conveyed to Mario R. Seta, Trustee of the Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001, by Quitclaim Deed from M. R. Seta, dated December 3, 2001, of record in Instrument Number 20011210-0135667, Register's Office, Davidson County, Tennessee.

* M. R. Seta and Mario Ralph Seta are one and the same person.

This is improved real property known as 4411 Hunt Place, Nashville, TN 37215.

IN WITNESS WHEREOF, the Grantor hereby affixes its signature on this the 3rd day of March, 2009.

M. Ralph Seta, Jr., Successor Co-Trustee, Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001

Jennette S. Rowe, Successor Co-Trustee, Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for his transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me, this the 3rd day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **M. Ralph Seta, Jr., Successor Co-Trustee, Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 8/23/11

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jennette S. Rowe, Successor Co-Trustee, Mario R. Seta Revocable Living Trust Agreement dated November 29, 2001,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March 2009.

Brooke Siegel
NOTARY PUBLIC

My Commission Expires: 8/23/11

BROOKE SIEGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY