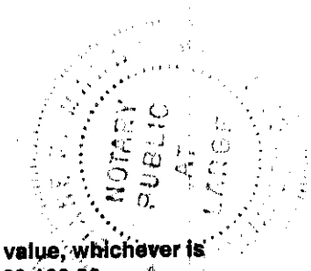
03

Realty Title
78-A



Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $63,100.00

Affiarit

Davidson County DEEDWARR
Recvd: 11/03/04 14:43 2pgs
Fees:13.00 Taxes:233.47

20041103-0132679

Subscribed and sworn to before me, this 29th day of October, 2004.

Notary Public
My commission expires: 03/14/05

03-0409-32260

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly A. McCathrin	CTX Mortgage Company, LLC	108-03-A 43.00CO
927 Patio Drive	216 Centerview Dr. #233	
Nashville TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael E. Phipps, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly A. McCathrin, hereinafter called the Grantees, their successors 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 26, Unit No. 43, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section Three, Patio Villa, of record in Book 5200, Page 495, Register's Office for said County, to which plan reference is hereby made foe a more complete description.

Being the same property conveyed to Michael E. Phipps by deed from Federal National Mortgage Association aka Fannie Mae, a Corporation, of record in Instrument No. 20040728-0090048, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor his spouse, or any dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 927 Patio 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of October, 2004.

Michael E. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael E. Phipps, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of October, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05