This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0802021
After Recording please return to:
Wagon Wheel Title
202 South 11th Street, Nashville, TN 37206
File No. 08-0040

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$184,999.00**

Carmen Coats
Affiant

Subscribed and sworn to before me, this
21st day of February, 2008

J. Brandon Miller
Notary Public
My commission expires: 11-22-10

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brent Catoe 508 GRANWOOD BLVD OLD HICKORY, Tennessee 37138-4239	Franklin American Mortgage 501 Corporate Center Drive, Ste 400 Franklin, TN 37067	063 16 B 086.00

Davidson County DEEDWARR
Recvd: 02/26/08 09:06 2 pgs
Fees:13.00 Taxes:684.50
20080226-0018570

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 of which is hereby acknowledged, We, **Daniel E. Phibbs and Fenna T. Phibbs husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brent Catoe and Melanie Catoe, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and corrected in Book 7462, Page 445 and Book 8110, Page 401, amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING that same property conveyed to Daniel E. Phibbs and wife, Fenna T. Phibbs from W. Mason Croft and wife, Christy M. Croft by Warranty Deed dated June 16th, 2003 and recorded on June 17th, 2003 in Instrument No. 20030617-0083351 and as re-recorded in Instrument No. 20040116-0006632, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2008 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
508 GRANWOOD BLVD, OLD HICKORY, Tennessee 37138-4239

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Daniel E. Phibbs and Fenna T. Phibbs, sign this Warranty Deed on this the 21st day of February, 2008

Daniel E. Phibbs

Fenna T. Phibbs

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 **Daniel E. Phibbs** and **Fenna T. Phibbs,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 21st day of February, 2008

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010