Davidson County DEEDWARR
Recvd: 05/02/08 11:52 2 pg
Fees:13.00 Taxes:555.00

20080502-0045117

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Christi Cathcart and Murph Cathcart, Grantors
TO: Daniel Poston, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Daniel Poston 5723 Brentwood Meadows Cir. Brentwood, TN 37027	Wells Fargo Home Mortgage PO Box 11701 Newark, NJ 07101-4701	161.13-0-024.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $150,000.00.

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this the 25th day of April, 2008.

My commission expires: 3-20-2010

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Christi Cathcart, unmarried, and Murph Cathcart**, married hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Daniel Poston**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31-B on the Plan of Zone Lot Division, Lot 31, Section Two, Brentwood Meadows, of record in Book 5200, Page 782; amended in Book 6250, Page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Christi Cathcart, unmarried, and Murph Cathcart, married, by warranty deed, recorded November 4, 2002 in Instrument No. 200211040134791, Register's Office for Davidson County, Tennessee; Gladys E. Cathcart joins in this conveyance as the spouse of Murp Cathcart and Jason A. Smith joins in this conveyance as the spouse of Christi Cathcart, now married and known as Christy Smith.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

Murph Cathcart is one and the same as Murph T. Cathcart.

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5723 Brentwood Meadows Circle, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 25th day of April, 2008.

"GRANTORS"

Christi Cathcart nka Christy Smith

Christi Cathcart, nka Christy Smith

Jason A. Smith

Murph T. Cathcart MC

Murph Cathcart also known as Murph T. Cathcart

Gladys E. Cathcart

Gladys E. Cathcart

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Christi Cathcart, nka Christy Smith, Murph Cathcart*, Jason A. Smith and Gladys E. Cathcart,, 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.

*Murph T. Cathcart

WITNESS my hand and official seal at Brentwood, Tennessee this 25th day of April, 2008.

My commission expires: June 12, 2011

RUDICK J. MURRAY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

(Seal)

Notary Public