BILL GARRETT, Davidson County
Trans:T20090086722 DEEDWARR
Recvd: 12/28/09 13:09 2 pgs
Fees:13.00 Taxes:731.49
20091228-0117278

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $197,700.00

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2009.

MY COMMISSION EXPIRES:
06/17/2013

Notary Public
My commission expires:

06-0911-73747

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa Cathcart	Sumner Bank & Trust	75-11A-53.00CO
1228 Andrew Donelson Drive	780 Browns Lane	
Hermitage TN 37076	Gallatin, TN 37066	

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, **Marty Penix, married and James Deatrick, Jr. unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lisa Cathcart and Curtis Cathcart, wife and husband**, 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. 40, on the Plan of Phase Two, Heritage Meadows, of record in Book 9700, Page 525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawn R. Dyer, unmarried by deed from Frank Batson Homes, Inc., dated November 23, 1999, recorded December 3, 1999, of record in Book 11767, Page 722, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marty Penix and James Deatrick, Jr. by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated April 10, 2009, recorded April 15, 2009, of record in Instrument No. 20090415-0034144, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouse or any dependents.

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 **1228 Andrew Donelson Drive, Hermitage, TN 37076**

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 22nd day of December, 2009.

Marty Penix, Owner-Agent

James Deatrick, Jr., Owner-Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marty Penix and James Deatrick, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 22nd day of December, 2009.

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission expires

MY COMMISSION EXPIRES:
06/17/2013