Davidson County DEEDWARR
Recvd: 11/18/05 08:25 2 pgs
Fees:13.00 Taxes:429.20

20051118-0139359

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-3181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF November, 2005.

Notary Public

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-9-08
WILSON COUNTY

Commission Expiration:

ADDRESS OF NEW OWNER:
Titan Financial Group
180 9th Ave N. Suite 402
Nashville, TN 37203

SEND TAX BILLS TO:
Titan Financial Group
180 9th Ave N. Suite 402
Nashville, TN 37203

MAP-PARCEL:

022-000-143.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George Jenkins and Hanna Rummans , each unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Titans Financial Group, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A "LEGAL DESCRIPTION"

THIS CONVEYANCE IS HEREBY SUBJECT TO THE FOLLOWING:
Deed of Trust dated 03/11/03 executed by George Jenkins and Hanna Rummans in favor of Wells Fargo Home Mortgage, Inc. (or their assigns), in the principal amount of $113,400.00 filed for record on 04/14/03 in Instrument No. 20030414-0049445, said Register's Office.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 5234 Whites Creek Pike, Whites Creek, Davidson County, TN 31789.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my hand this 11th day of November, 2005.

George Jenkins

Hanna Rummans

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Benkins, unmarried and Hanna Rummans unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2005.

Hugh B Shoulders

Notary Public

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7.8.
WILSON COUNTY

Commission Expiration:

Exhibit A "Legal Description"

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE: Being a portion of the James C. Stanfield et ux property (D.B. 3102, page 223, RODCT), located in the 14th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at a point of White's Creek Pike, said point being the NE corner of Tract No. 2 of this survey; thence with said Tract North 84 deg. 23 min. West 1002.07 feet to an iron pin in the Gupton line; thence with said Gupton line North 20 deg. 24 min. West 210.83 feet to an iron pin; thence with Tract No. 4, South 80 deg. 22 min. East 993.05 feet to a point in the center of White's Creek Pike; thence with the center of said Pike South 36 deg. 11 min. East 150.00 feet to the beginning, by survey of Richardson-Morris Co., 5/16/73.

TRACT TWO: Land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), described as follows: Beginning at a point in the center of White's Creek Pike, a corner with a 3 acre tract; thence with said 3 acre tract South 49 deg. 59 min. West 135.56 feet to an iron pin; thence with said North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton's line; thence with Gupton North 20 deg. 24 min. West 203.75 feet to an iron pin; thence South 84 deg. 23 min. East 1002.07 feet to the point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 100.00 feet to the beginning as per survey of Richardson-Morris Company, 5/10/73.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above-described properties heretofore conveyed to Everett G. Crow by deed of record in Book 4730, page 11, RODCT, described as follows:

Being a tract of land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), and described as follows: Beginning at a point in the center of Whites Creek Pike, said point being the NE corner of a three acre tract owned by Crowe; thence with said three acre tract South 49 deg. 55 min. West 135.56 feet to an iron pin; thence with same North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton; thence North 20 deg. 24 min. West 11.71 feet to a point in the division line; thence with said division line South 85 deg. East 1026 feet to a point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 3.18 feet to the beginning as per survey of Richardson-Morris Co. dated 6/19/73.(The two lots are contiguous)

Being the same property conveyed to George Jenkins and Hanna Rummans by Warranty Deed from Brandie M. Mierop and husband David Paul Mierop, dated June 4, 2002, of record as Instrument Number 20020701-0079007, Register's Office for Davidson County, Tennessee.

GJ HR