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

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF November, 2005.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Titan Financial,LLC
180 9th Ave. North
Ste. 402
Nashville,TN. 37203

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
147-080 224.00

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, PATRICE M. BURNS and DORITA L. BURNS, N/K/A DORITA L. RIGGINS and HUSBAND, CURTIS RIGGINS, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TITAN FINANCIAL, 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:

Described property located in Davidson County, Tennessee, being Lot No. 49, on the Plan of Beverly Heights-Section 4 as of record in Book 5200, page 263, Register's Office for a more complete and accurate description.

Being the same property conveyed to Patrice M. Burns, unmarried and Dorita L. Burns, unmarried on 03/31/95, by deed from Secretary of Housing and Urban Development, filed for record on 04/10/95, in Book 9641, page 75, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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) 2005 Property Taxes (4) Deed of Trust dated 03/31/95 executed by Patrice M. Burns and Dorita L. Burns in favor of Mortgage Resources, Inc. or their assigns, in the principal amount of $52,556.00, filed for record on 04/10/95 in Book 9641, page 78, said Register's Office.

This is improved property known as 125 Lane Wood Court Nashville , TN. 37211.

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 16 day of November, 2005

Davidson County DEEDWARR
Recvd: 11/23/05 09:36 2 pgs
Fees:13.00 Taxes:173.90
20051123-0141545

Patrice M. Burns

Curtis P. Riggins

Dorita L. Burns, n/k/a Dorita L. Riggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrice M. Burns and Dorita L. Burns n/k/a Dorita L. Riggins and Curtis P. Riggins* 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 Davidson County, TENNESSEE this 1st day of November, 2005.

* Curtis B. Riggins

Notary Public

GREGORY D. VAUGHN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration: