This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 12/30/05 12:10 2 pgs
Fees:13.00 Taxes:444.00
20051230-0156871

**ADDRESS NEW OWNER:**
Titan Financial Group, LLC
180 9th Avenue North, Suite 402
Nashville, TN 37203

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
Capital Bank & Trust Company
1808 West End Avenue, Suite 600
Nashville, TN 37203

**MAP AND PARCEL:**
MAP 81-03
GROUP
PARCEL 85.00

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Capital Bank & Trust Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Titan Financial Group, LLC, hereinafter called the Grantee, its heirs 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. 3 on the Plan of H.N. Meyers, as shown on plat of record in Book 21, page 48, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Capital Bank & Trust Company by deed from Thomas W. Lawless as Substitute Trustee, as of record at Instrument No. 20050829-0103320, Register's Office for Davidson County, Tennessee.

This is improved property known as 2205 14th Avenue North, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Titan Financial Group, LLC, its heirs and assigns, forever; and Capital Bank & Trust Company, does covenant with the said Grantee that it is 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 it does further covenant and bind itself, its successors and assigns, to warrant and defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons claiming under the Grantor, but no further or otherwise.

Wherever used, the singular shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 2005.

Capital Bank & Trust Company

By: John W. Hagy, Jr.
Its: E.V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the duly authorized officer of Capital Bank & Trust Company or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 30th day of December, 2005.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 20, 2008

MORGAN L. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this ~~22nd~~ 30th day of December, 2005.

_____
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 20, 2008

MORGAN L. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY