THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23072N

MAP/GROUP/PARCEL: 061-00-0-022.06

Davidson County DEEDWARR
Recvd: 02/06/06 13:49 2 pgs
Fees:13.00 Taxes:129.50
20060206-0014615

NEW OWNER'S NAME AND ADDRESS:
TITAN FINANCIAL GROUP, LLC
180 9th Avenue North, Suite 402
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, TRACI DAWN FULLER NOW KNOWN AS TRACI DAWN BROWN, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, TITAN FINANCIAL GROUP, LLC, its heirs and assigns, hereinafter called Grantee, property described as follows:

The following described tract or parcel of land, lying in the County of Davidson, State of Tennesee, and being more particularly described as follows:

Being lot No. 22 in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Stephen A. Draper, Surveyor dated May 24, 1962, less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 987, Register's Office for Davidson County, Tennessee and described as follows:

Beginning in the easterly margin of Ben Allen Road 1364 feet from the corner lot 246, in Maplewood Heights, of record in Book 547, page 103, said Register's Office; running thence northwardly 45 feet with the margin of Ben Allen Road; thence N 36 degrees 55 feet E 373 feet to Nicken's Line; thence S 60 degrees E 70 feet; thence S 40 degrees 31 feet W 386 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property which is included in the conveyance to the State of Tennessee for the purpose of widening Ben Allen Road as contained in Deed of record in Book 4992, page 987, said Register's Office

The subject property is improved property known as 515 BEN ALLEN ROAD, Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Book 9224, Page 860, Register's Office for Davidson County, Tennessee.

George Brown, the husband of Traci Dawn Brown, enters into this conveyance to convey any interest in subject property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate,

title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

TRACI DAWN BROWN

GEORGE BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, TRACI DAWN BROWN and GEORGE BROWN, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30 day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006