Davidson County DEEDWARR
Recvd: 03/15/06 15:18 3 pgs
Fees:18.00 Taxes:1665.00

20060315-0030088

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Titan Financial Group, LLC 167 Eighth Avenue North Nashville, TN 37203	**Same**	**093-063 011.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stephen L. Glover, a Florida resident (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto Titan Financial Group, LLC, a Tennessee limited liability company (herein referred to as "Grantee"), and it heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being part of Lot No. 152 on the original Plan of Nashville, not of record, described as follows:

Beginning at a point in the easterly margin of Eighth Avenue North, formerly Spruce Street, as widened, at the middle of the westerly line of said lot, running thence northerly, with said westerly line 37 ft., more or less, to a point; thence at right angles easterly 154 ft., more or less, to an alley; thence southerly along said alley 37 ft. to a point; thence at right angles westerly 154 ft., more or less, to the point of beginning.

Being the same property conveyed to Stephen Lee Glover by deed from Elizabeth Bryan Patten and Commerce Union Bank, Co-Trustees under the will of Emma B. Bryan, of record in Book 5329, page 735, and as conveyed to Stephen L. Glover by Quitclaim Deed from Yuko S. Glover of record in Instrument No. 20060214-0017734, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for: applicable zoning and building regulations; all visible matters and easements; restrictions, limitations and other matters of record;

2006 real estate taxes (which are to be prorated); and all other matters and/or encumbrances set forth on Exhibit A (all of the foregoing, the "Permitted Exceptions").

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, and his heirs/successors and assigns, subject to the Permitted Exceptions, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, and its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 14th day of March, 2006.

GRANTOR:

Stephen L. Glover

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, Jason Monnell, a Notary Public for the state and county aforesaid, Stephen L. Glover, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of March, 2006.

JASON MONNELL
MY COMMISSION # DD 141399
EXPIRES: August 12, 2006
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: August 12, 2006

STATE OF Florida)
COUNTY OF Pinellas)

The greater of the consideration for this transfer or the value of the property is $450,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2006.

JASON MONNELL
MY COMMISSION # DD 141399
EXPIRES: August 12, 2006
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: August 12, 2006

Exhibit A

Permitted Exceptions

1. Real Property Taxes for 2006 and subsequent years prior to their becoming delinquent.