Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Billy Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF April, 2006.

Notary Public

Commission Expiration: 1-23-10

SCOTT McALILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/26/06 15:49 2 pgs
Fees:13.00 Taxes:136.90
20060426-0048010

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

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
052-020/08400

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, **I, Billy Ray Turner**, unmarried, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Titan 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:

Being Lots No. 1 and 2, and the southerly 2.5 feet of Lot No. 3 of Block "C" on the revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 80.9 feet on the easterly side of Lanier Drive and run back between lines, 150 feet on the north line of part of Lot No. 2 and 163.5 feet on the south line of Lots Nos. 1 and 2, along the north margin of Cheryl avenue, to a dead line in the rear on which they measures 48.1 feet.

Being the same property conveyed to Billy Ray Turner on 03/04/97, by deed from Cheryl D. Aune Turner, filed for record on 03/19/97, in Book 10384, page 584, 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) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein. (4) Deed of Trust executed by Billy R. Turner etux Cheryl D. Anne Turner in favor of Tennessee Development and Housing Agency, in the principal amount of $35,032.00, filed of record on 07/02/85 in Book 6597, Page 114, said Register's Office.

This is improved property known as 451 Lanier Drive, Nashville, Davidson County, TN 37115.

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 unemcumbered, 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 13 day of April, 2006.

Billy Ray Turner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Ray Turner, 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 _____, Tennessee this 13 day of April, 2006.

_____
Notary Public

Commission Expiration: 1-23-10

SCOTT McALILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2006, 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 _____, 2006.

_____
Notary Public

Commission Expiration: