Davidson County DEEDWARR
Recvd: 05/17/06 15:17 2 pgs
Fees:13.00 Taxes:171.50
20060517-0058103

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 82-3/490

The actual consideration or value, whichever is greater, for this transfer is $46,350.00

Affiant

Subscribed and sworn to before me this the 16th day of May, 2006.

My Commission Expires: 1-19-08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Reginald Perry
(Name)
508 Wagon Court
(Street Address)
Nashville, TN 37221

SEND TAX BILLS TO:

Same
(Name)
(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **TITAN FINANCIAL GROUP, LLC, a Tennessee limited liability company,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Reginald Perry, an unmarried man,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 and the easterly 130 feet of the northerly 3 feet of Lot No. 16 on the Map of Sharpe and Crutcher's Addition, as of record in Book 57, page 82, Register's Office for said County. Said parts of said lots adjoin and front together 47 feet on the westerly side of 5th Street and run back between parallel lines along the southerly margin of Bayard Avenue, 130 feet to a dead line.

Being the same property conveyed to Eaton Family Properties, LLC, a Tennessee limited liability company in Instrument 20040423-0046628 recorded 04/23/2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titan Financial Group, LLC, in Instrument No. 20050901-0104939, recorded 9/1/2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 928 5th Street, Nashville, TN 37207

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" 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 "Grantor" does further covenant and bind itself, its heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," his successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 16th day of May, 2006.

Titan Financial Group, LLC

By: _____
Joshua H. Smith
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Joshua H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Titan Financial Group, LLC, a Tennessee limited liability company, the within named bargainor, and that he in such capacity, and on behalf of the said limited liability company, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal in Nashville, Tennessee, this 16th day of May, 2006.

_____
Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 7-19-08