Davidson County DEEDWARR
Recvd: 05/22/06 09:58 2 pgs
Fees:13.00 Taxes:266.40

20060522-0059593

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

06-0911

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 th DAY OF May, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Titan Financial ,LLC.
180 9th Ave. N. . Ste. 402
Nashville, Tennessee 37203

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
076-05-0 P.042.00

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, WE, **STACEY SWIFT HENSLEE, UNMARRIED,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TITAN FINANCIAL, 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:

Land in Davidson County, Tennessee, being Lot No. 39 of the Plan for Hidden Hills Subdivision of record in Book 4860, page 143, Register's Office for said County.

Said Lot 39 fronts 80.0 feet on the southwesterly side of Shadowlawn Drive and runs back with parallel lines 150.0 feet to a rear line which measures 80.0 feet on said lot.

Being the same property conveyed to Stacey Swift Henslee on 10/31/1986 by deed from James H. Duncan and Patricia T. Duncan, filed for record on 11/05/1986 in Book 7030, page 978, Register's Office for Davidson County, Tennessee.

THIS CONVEYENCE IS HEREBY SUBJECT TO AND EXCEPT TO THE FOLLOWING:

Deed of Trust dated 04/24/2002 executed by Stacey Swift Henslee in favor of AmSouth Bank (or their assigns), in the principal amount of $42,975.00, filed for record on 05/02/2002 in Instrument No. 20020502-0054293, said Register's Office.

Deed of Trust dated 07/16/2004 executed by Stacey Swift Henslee in favor of MidFirst Bank (or their assigns), in the principal amount of $16,418.00, filed for record on 07/21/2004 in Instrument No. 20040721-0087341, said Register's Office.

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) property taxes assumed by the Grantee herein
This is improved property known as 4913 Shadowlawn Drive, Hermitage, Davidson County, Tennessee 37076

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 unencumbered, 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.

Stacey Swift Henslee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Swift Henslee, 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 Davidson County, Tennessee this 17 day of May, 2006.

Notary Public

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, 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 within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: