3113 L.A. Beth 31429

This instrument was prepared by:
Commonwealth Title
10100 W. Charleston Blvd. Ste 130
Las Vegas, NV 89135

Davidson County DEEDWARR
Recvd: 05/31/06 16:11 2 pgs
Fees:13.00 Taxes:320.05
20060531-0064095

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Samuel and Barbara Smyth 1332 Seth Drive Camano, WA 98292	Samuel and Barbara Smyth 1332 Seth Drive Camano, WA 98292	147-08-0-224.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Titan Financial Group, LLC dba Titan Financial, LLC** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Samuel E. Smyth and Barbara J. Smyth**, husband and wife, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 49, on the Plan of Beverly Heights, Section 4, as shown on plat of record in Plat Book 5200, Page 263, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to **Titan Financial, LLC**, by Deed of Record in **Instrument No. 20051123-0141545**, Register's Office for **Davidson** County, Tennessee. Titan Financial, LLC is also known as Titan Financial Group, LLC.

This conveyance is subject to taxes for the year 2005-2006 and subsequent years,
1. All matters shown on Plat recorded in Book 5200, page 263.
2. Restrictions as contained in Book 5626, page 220.

This is improved property commonly known as **125 Lanewood Court Nashville, TN 37211**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is **$86,500.00**.

CORINA JACQUES
Notary Public State of Nevada
No. 05-99524-1
My appt. exp. Aug. 24, 2009

Affiant

Subscribed and sworn to before me this the 15th day of May, 2006

Notary Public

My Commission Expires: 8-24-09

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of May, 2006.

Titan Financial Group, LLC

By: _____
Name: Joshua H. Smith
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ruth Anne Caruthers of the state and county mentioned, personally appeared Joshua H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager (or other officer authorized to execute the instrument) of Titan Financial Group, LLC, the within named bargainor, a Limited Liability Company, and that he officer as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand, at office, this 12th day of May, 2006.

Ruth Anne Caruthers
Notary Public

My Commission Expires: 09/17/06

RUTH ANNE CARUTHERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.