Davidson County DEEDWARR
Recvd: 07/20/06 08:26 2 pgs
Fees:13.00 Taxes:351.50

20060720-0087364

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: 072-09-0-383.00

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of July, 2006.

My Commission Expires: _____

Notary Public

C. GREY GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
3-20-2010

ADDRESS NEW OWNER(S) AS FOLLOWS:

Titan Financial Group, LLC
(Name)
167 8th Ave. North,
(Street Address)
Nashville, TN 37208

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, **LARRY B. GILLESPIE and LINDA GILLESPIE, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **TITAN FINANCIAL GROUP, LLC, a Tennessee limited liability company** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 68, on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property, as shown on plat of record in Plat Book 547, page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 68 fronts 60.0 feet on the southwesterly margin of Fairwin Avenue and extends back between parallel lines 175.0 feet to a dead line in the rear.

Being the same property conveyed to Larry B. Gillespie and wife, Linda Gillespie, by Deed of record in Book 7061, Page 564, recorded December 5, 1986, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1012 Fairwin Avenue, Nashville, TN 37216

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 been 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," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 18th day of July, 2006.

Larry B. Gillespie

Linda Gillespie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Larry B. Gillespie and Linda Gillespie, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of July, 2006.

Notary Public

My Commission Expires
3-20-2010

My Commission Expires: _____

C. GREY GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON