318
L.A.
Bath

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

Davidson County DEEDWARR
Recvd: 07/24/06 08:17 3 pgs
Fees:18.00 Taxes:222.00
20060724-0088468

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Jeff Paro 5901 Tippin Drive Las Vegas, NV 89130	Jeff Paro 5901 Tippin Drive Las Vegas, NV 89130	093-08-0-021.00

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, I, **Titan Financial, LLC a/k/a Titan Financial Group** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Jeff Paro, a single man.** (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:

See Exhibit "A"

Being the same property conveyed to **Titan Financial Group,** by Deed of Record in **Instrument No.** 20051123-0141543, as recorded in **Instrument No.** 20060306-0025557 and **Instrument No.** 20060310-0028174, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to taxes for the year 2006-2007 and subsequent years,
1. All matters shown on Plat recorded in Book 57, Page 154.
2. Notice of Vacated Property as of record in Instrument No. 20041217-0150350.

This is improved property commonly known as **822 South 6th Street Nashville, TN 37206**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this the 19 day of July, 2006

Notary Public

My Commission Expires: My Commission Expires 3-20-2010

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

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 _____ day of _____, 20___.

Titan Financial, LLC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Grey Gibson 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 president (or other officer authorized to execute the instrument) of Titan Financial, LLC a/k/a Titan Financial Group, the within named bargainor, a corporation, and that such president or officer as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Manager.

Witness my hand, at office, this 19 day of July, 2006

_____
Notary Public

My Commission Expires: _____

My Commission Expires
3-20-2010

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

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of D. B. Cooper's Addition to East Nashville, of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of South 6th Street at the southeast corner of a 100 foot lot conveyed to W. G. Gregory by deed of record in Book 888, page 596, said Register's Office, said point being approximately 450 feet south of Mrs. Phelan's southeast corner; thence along Gregory's south line westerly 150 feet to a point in the easterly margin of an alley; thence with the margin of said alley southerly 50 feet; thence easterly parallel to the first line, 150 feet to the westerly margin of South 6th Street; thence with the margin of the same northerly 50 feet to the point of beginning.

Being the same property conveyed to Titan Financial Group in Instrument No. 20051123-0141543, as re-recorded in Instrument No. 20060306-0025557 and Instrument No. 20060310-0028174, Register's Office for Davidson County, Tennessee.