PLEASE RETURN TO: EXECUTIVE TITLE, LLC: 2520 N. Mt. Juliet Rd.; Mt. Juliet, TN 37122

Prepared By/& Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-1265

Davidson County DEEDWARR
Recvd: 09/08/06 13:10 2 pg
Fees:13.00 Taxes:333.00

20060908-0111496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of September, 2006

Notary Public

Commission Expiration: ~~6-30-10~~ 6-30-10

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

ADDRESS OF NEW OWNER:
Gina Dorsel
515 Ben Allen Road
Nashville, TN 37218/37216

SEND TAX BILLS TO:
ABN AMRO Mortgage Group, Inc.
2600 W. Big Beaver Road
Troy, MI 48084

MAP-PARCEL:
061-00-0/022.06

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,

Titan Financial Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gina Dorsel, unmarried

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:

Being Lot No. 22 in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Stephen A. Draper, Surveyor dated May 24, 1962, less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 987, Register's Office for Davidson County, Tennessee and described as follows:

Beginning in the easterly margin of Ben Allen Road 1364 feet from the corner of lot 246, in Maplewood Heights, of record in Book 547, page 103, said Register's Office; running thence northwardly 45 feet with the margin of Ben Allen Road; thence N 36 degrees 55 feet E 373 feet to Nicken's Line; thence S 60 degrees E 70 feet; thence S 40 degrees 31 feet W 386 to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property which is included in the conveyance to the State of Tennessee for the purpose of widening Ben Allen Road as contained in Deed of record in Book 4992, page 987, said Register's Office.

Being the same property conveyed to Traci Dawn Fuller on 12/09/1993 by deed from Melvin George and wife, Maxine George, filed of record in Book 9224, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titan Financial Group on 01/30/2006 by deed from Traci Dawn Fuller, n/k/a Traci Dawn Brown, a married woman, filed for record on 02/06/2006 in Instrument No. 20060206-0014615, Register's Office for Davidson County, Tennessee.

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) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **515 Ben Allen Road Nashville, TN** 37218/37216

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.

Witness my hand this 5th day of September, 2006.

Titan Financial Group, LLC

BY: _____

President, Joshua Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Joshua Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Titan Financial Group LLC, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 5 day of September, 2006.

_____

Notary Public

Commission Expiration: 5/30/09

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY