This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/16/06 08:21 2 pgs
Fees:13.00 Taxes:210.90
20061116-0142137

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Titan Financial Group, LLC
167 8th Avenue North
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Map # 71.11-0-228.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Hunley Homes, Inc**. hereinafter called the **Grantors**, do hereby convey unto **Titan Financial Group, LLC** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot Nos. 196 and 917 on the Plat of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Register's Office for said County, to which plat reference is hereby given for a more complete description.

Being the same property conveyed to Hunley Homes, Inc. by Warranty Deed of record in Instrument No. 20061018-0129269, Register's Office for said County.

This is improved property known as 1431 Pennock Avenue, Nashville, TN 37207.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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

GRANTORS COVENANT with the said Grantee 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, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of November, 2006.

John McVoy, Vice President

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared John McVoy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice President of Hunley Homes, Inc., the within named bargainor, a corporation and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of November, 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $57,000.00

Affiant

Sworn and subscribed before me on 11/14/2006

Notary Public

My Commission Expires: ~~6/22/2008~~. 7/19/08

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY