G#20659-2

BOX #14A

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Angela G. Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JULY, 2007.

Katherine Goodson
Notary Public

Commission Expiration: May 2, 2011

Davidson County DEEDWARR
Recvd: 07/18/07 15:32 2 pgs
Fees:13.00 Taxes:1102.60

20070718-0085662

ADDRESS OF NEW OWNER:
Jason S. Lane and
Laurie B. Gavilo-Lane and
Marie G. Wolf
1012 Fairwin Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL:
07209038300

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,

Titan Financial Group, LLC, a Tennessee limited liability company

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

Jason S. Lane and wife, Laurie B. Gavilo-Lane, as to a two-thirds undivided interest (the "Entirety Interest"), and Marie G. Wolf, a married woman, as to an one-third undivided interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship

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:

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, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Titan Financial Group, LLC, on 07/18/2006, by deed from Larry B. Gillespie and wife, Linda Gillespie, filed for record on 07/20/2006, in Instrument Number 20060720-0087364, 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: **1012 Fairwin Avenue, Nashville, TN 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 and official seal at Nashville, Tennessee this 16th day of July, 2007.

Titan Financial Group, LLC

BY: 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/herself to be the Chief Manager of Titan Financial Group, LLC, the within named bargainor, a* ~~corporation~~, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ by himself/herself as Chief Manager.

Witness my hand and official seal at office this 16th day of July, 2007.

Hugh B Shoulders

Notary Public

Commission Expiration:

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7-8-09
WILSON COUNTY

* limited liability company