Davidson County DEEDWARR
Recvd: 01/02/08 08:10 2 pgs
Fees:13.00 Taxes:1128.50

20080102-0000006

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-2952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2007.

Notary Public

Commission Expiration: 6-26-11

GREGORY D. VARNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Jeffrey Wayne Godby
Juanita Michelle Godby
1807 Holly Street
Nashville, TN 37206

SEND TAX BILLS TO:
~~New Owner~~
Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste401
Brentwood, TN 37027

MAP-PARCEL:
08314001300

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

Jeff Godby and wife, Juanita Michelle Godby

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. 14 on the Plat of Richardson Place Subdivision of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Desmond C. McKee and wife, Julia O. McKee on 03/21/1978, by deed from Herman T. Cobb, Sr., Fred J. Cobb and Helen Cobb Larson, filed for record on 03/29/1978 in Book 5266, page 696, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Titan Financial Group, LLC on 02/29/2007, by deed from Freda McKee Jones (as sole heir of Desmond C. McKee and wife, Julia O. McKee, both deceased), filed for record on 04/04/2007 in Instrument No. 20070404-0040290, Register's Office for Davidson County, Tennessee. (Affidavit of Heirship of record in Instrument No. 20070404-0040289, said Register's Office.)

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: **1807 Holly Street Nashville, TN 37206**

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 28th day of December, 2007.

Titan Financial Group, LLC

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 28 day of December, 2007.

Notary Public

Commission Expiration: 6-26-11

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds