File Box 9-13

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** BILL GARRETT, Davidson County Trans:T20110011307 DEEDWARR Recvd: 02/24/11 09:49 3 pgs Fees:18.00 Taxes:90.76 20110224-0015121 **FTEC File No. 29948-02-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $ 24,530.00 Affiant Subscribed and sworn to before me this 22nd day of February, 2011. Notary Public My Commission Expires May 8, 2012 DIANE M. LEBLANC NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires 05/08/2012

WARRANTY DEED

Address New Owner: Paul Cart 8232 Canoe Ct. Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 070 040 04400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Titan Financial Group, LLC**, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Paul Cart and Phil Burgess, as tenants in common* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2423 Whites Creek Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22 day of February, 2011.

Titan Financial Group, LLC

By: _____
Joshua H. Smith, Chief Manager

*Paul Cart and Phil Burgess, as tenants in common

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joshua H. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Titan Financial Group, LLC, and he is authorized by Titan Financial Group, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at office this 22nd day of February, 2011.

Notary Public

My Commission Expires: _____

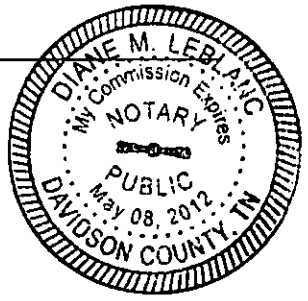


EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 25 and 26 (part of an original conveyance of Lots 21-26 and 50-55) on the Plan of Haynies Cleveland Plan, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Titan Financial Group, LLC, by Substitute Trustee's Deed dated August 26, 2005, from Amy Smith, Trustee, of record in Instrument No. 20050829-0103401, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record in Instrument No. 20110224001520, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2011, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 161, page 35, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5314, page 359, Register's Office for Davidson County, Tennessee.