File Box 9-13

THIS INSTRUMENT PREPARED BY: Mudter & Patterson	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
BILL GARRETT, Davidson County Trans:T20110011307 DEEDWARR Recvd: 02/24/11 09:50 3 pgs Fees:18.00 Taxes:9.56 20110224-0015122	The actual consideration or value, whichever is greater, for this transfer is: $ 2,583.90 Affiant Subscribed and sworn to before me this 22nd day of February, 2011. Notary Public My Commission Expires May 8, 2012
FTEC File No. 29947-02-2011	

DIANE M. LEBLANC NOTARY PUBLIC My Commission Expires May 08, 2012 DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Cart 8232 Canoe Ct. Nashville, TN 37221	New Owner	Map and Parcel No.: 081 100 30300

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 1633 25th Avenue North, Nashville, TN 37208.

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 22nd 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

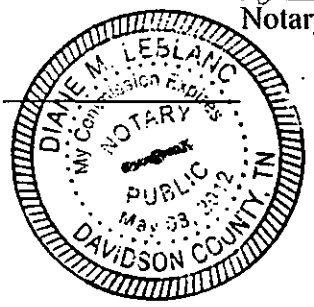
My Commission Expires: 

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Plan of the Georgia Industrial Realty Company's Subdivision in North Nashville, as of record in Book 421, page 188, Register's Office for said County, described according to a survey made by W. W. Turner Company, Engineers, May 20, 1952, as follows:

Beginning on the westerly margin of 25th Avenue North, if extended at a point 100 feet south of the southerly margin of Osage Street; thence with the westerly margin of said 25th Avenue North, south 9 degrees 25 minutes east 50 feet to an iron pin; thence south 78 degrees 57 minutes west 115 feet to an iron pin; thence north 3 degrees 30 minutes west 50 feet to an iron pin; thence north 78 degrees 57 minutes east 110 feet to the beginning.

Being the same property conveyed to Titan Financial Group, LLC, by Substitute Trustee's Deed dated August 31, 2005, from Amy Smith, Trustee, of record in Instrument No. 20050901-0104951, Register's Office for Davidson County, Tennessee.

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 421, page 188, Register's Office for Davidson County, Tennessee.