RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214
1918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Subscribed and sworn to before me, this 24th day of May, 2006.

Affiant

My Commission Expires: 9-19-09

Notary Public

Davidson County DEEDWARR
Recvd: 06/12/06 15:27 2 pgs
Fees:13.00 Taxes:379.25

20060612-0069907

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RICHARD W. HARRIS 922 MITCHELL ROAD NASHVILLE, TN 37206 MAP & PARCEL NO. 083-08-0/111.00	C+H Innovations LLC 8308 Collins Rd Nashville, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HSBC BANK USA, National Association,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

RICHARD W. HARRIS,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Property located at: 922 Mitchell Road Davidson County Nashville Tennessee 37206. Land in Davidson County, Tennessee, being Lot No. 91, on the map of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee. Said Lot No. 91, fronts 94.1 feet on the Westerly margin of Mitchell Road and extends back between lines 150.5 feet on the Northerly line and 149 feet on the Southerly line to a dead line in the rear measuring 78.9 feet thereon.

Being the same property conveyed to HSBC Bank USA, National Association by Trustee's Deed from Aaron Squyres as Successor Trustee and Tersa Larson as Co-Trustee, dated May 8, 2006, and filed of record on May 11, 2006, in Instrument No. 20060511-0055190, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *922 MITCHELL ROAD, NASHVILLE, TN 37206*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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 OUR HANDS THIS 23rd DAY OF MAY, 2006.

HSBC BANK USA, National Association
By: Chase Home Finance LLC, Successors by merger to Chase Manhattan Mortgage Corp. as attorney-in-fact

by: Joe Lanning, Vice President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Lanning, Vice President, who, upon oath, acknowledged him/herself to be the Joe Lanning, Vice President of CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION executed the within instrument for the purposes therein contained and who further acknowledged that CHASE HOME FINANCE LLC, SUCCESSORS BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 23rd day of May, 2006.

My Commission Expires:
April 5, 2007

Notary Public

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SPECIAL WARRANTY DEED

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CSC1 REGINA STURDIVANT
COMM: #1408302
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 5, 2007 CSC1