STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Subscribed and sworn to before me, this 5th day of September, 2006.

My Commission Expires: 9-19-09

Affiant

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

WARRANTY DEED

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

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RANDALL A. SMITH 922 MITCHELL ROAD NASHVILLE, TN 37206 MAP & PARCEL NO. 083-08-0/111.00	RANDELL A. SMITH 5904 SEDBERRY Rd. NASHVILLE, TN 37205

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,

C & H INNOVATIONS,

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

RANDALL A. SMITH,

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 C & H Innovations by Quitclaim Deed from Richard W. Harris, dated May 4, 2006 and filed of record on June 12, 2006 in Instrument No. 20060612-0069908, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 2133, PAGE 61; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 2156, PAGE 140; (D) JOINT DRIVE-WAY AGREEMENT OF RECORD IN BOOK 9516, PAGE 132, SAID REGISTER'S OFFICE; AND (E) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

Davidson County DEEDWARR
Recvd: 09/06/06 13:07 2 pgs
Fees:13.00 Taxes:554.63
20060906-0110104

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. 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 5TH DAY OF SEPTEMBER, 2006.

C & H INNOVATIONS

Richard W Harris

by: RICHARD W HARRIS
its: MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard W. Harris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the MEMBER of C & H Innovations, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 5th day of September, 2006.

My Commission Expires: 9-19-09

JAMES L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

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WARRANTY DEED

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RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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