This document prepared by (and after recording return to):	
Name:	
Firm/Company :	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Cr. #5**
Address 2:	
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 09/06/06 14:59 3 pgs
Fees:18.00 Taxes:943.50

20060906-0110287

--------Above This Line Reserved For Official Use Only--------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DS RENTALS, INC**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **RONALD RICHARDS, JR.** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

******1116 CAHAL AVENUE, NASH, TN******

BEING LOT NO. 12 AWND 13 MAP OF N.J. GIBSON'S SUBDIVISION OF LOT NO. 2 OF THE CAHAL PLAN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 161, PAGE 165, OF THE REGISTER'S OFFICE OF DAVIDSON CUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO SUZANNE L. SMITH-MAY, A MARRIED WOMAN BY WARRANTY DEED OF DAVID GREGORY AND WIFE, SHERRY W. GREGORY BEING RECORDED DEC. 16, 2002 IN INSTRUMENT NO. 20021216-0154352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*****1120 CAHAL AVENUE, NASH, TN*******

BEING LOT NO. 14 IN N.J. GIBSON'S ADDITION BEING A SUBDIVISION OF LOT NO. 2 OF THE CAHAL LANDS, A PLAN OF WHICH SUBSIVISION IS OF RECORD IN BOOK 161, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO DS RENTALS, INC. BY WAY OF QUITCLAIM DEED OF SUZANNE L. SMITH-MAY, BEING RECORDED IN INSTRUMENT NO. 20060906-0110287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 1116 CAHAL - 72-14-36
1120 CAHAL - 72-14-38

This property is known as: 1116 AND 1120 CAHAL AVENUE, NASHVILLE, TN 37206

Subject to all matters shown on the Plat of record in Book 161, Page 165, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of August, 2006.

DS RENTALS, INC, GRANTOR

By: Suzanne L. Smith-May,

Secretary

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary, personally appeared Suzanne L. Smith-May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of DS RENTALS, INC., the within named bargainor, a corporation, and that such president or officer as such DS RENTALS, INC., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President/Vice President/Secretary/CEO.

Witness my hand and seal, at office in Brentwood, this 30th day of August, 2006

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 29, 2006

Grantor(s) Name, Address, phone:
DS RENTALS, INC.
6431 TEA ROSE TERRACE
BRENTWOOD, TN 37027

Grantee(s) Name, Address, phone:
RONALD RICHARDS, JR.
1315 MCKENNIE AVENUE
NASHVILLE, TN 37206

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$255,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of AUG. 2006.

Affiant

Type or Print Name

(Seal)

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires NOV. 29, 2006

Joey Sanders
Type or Print Name