RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/27/06 11:36 2 pg
Fees:13.00 Taxes:407.00
20060927-0119512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R.B. Cargen 1113 Douglas Avenue Nashville, Tennessee 37206	Same as new owner	MAP 72-13-414.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BOBBY WARNER and wife, CAPRICE WARNER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER R.B. CARGEN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the easterly half of Lot No. 3 in Sharp and Horn's Fourth Addition, a plan of which is of record in Book No. 101, page 172, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 3 fronts 50 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170 feet to a 15 front alley.

Being the same property conveyed to Bobby Warner and wife, Caprice Warner, by Warranty Deed from Peter, J. Richards, an unmarried person, of record in Instrument No. 20020220-0021436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book No. 101, page 172; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1113 Douglas Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 11th day of September, 2006.

BOBBY WARNER

CAPRICE WARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bobby Warner and wife, Caprice Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of September, 2006.

Notary Public

My commission expires: 9/30/06

JANE GRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006