Instr:200003030021386 Page: 1 OF 2
REC'D FOR REC 03/03/2000 1:09:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2405.00

This instrument was prepared by
Larry A. Rocconi, Jr., Attorney
Clarksville, Tennessee 37040

SOUTH STREET EQUITIES, INC.,
A Tennessee Corporation

TO: DEED

AUVERGNE D'ANTIGNAC, a/k/a VERN DANT

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, Grantor, **SOUTH STREET EQUITIES, INC.,** A Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **AUVERGNE D'ANTIGNAC**, a/k/a **VERN DANT**, Grantee, his heirs and assigns forever the following described real estate, situated in Montgomery County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being the north 10 feet of the west 145 ½ feet, more or less, of Lot No. 66 on O. B. Hayes' Plan of Large Lots, as of record in Book 21, Page 87, Register's Office for said County, and Lot No. 6 in the subdivision of Lot No. 60 of the O. B. Hayes' Plan of Large Lots, as of record in Book 161, page 133, said Register's Office.
>
> SAID Lot No. 6 and part of Lot No. 66 front together 75 feet on the east side of 16th Avenue south, formerly Belmont Avenue, and run back between parallel lines, 145 ½ feet, more or less to an alley in the rear.
>
> This conveyance is subject to any and all matters set forth on the Plan of O. B. Hayes Plan of Large Lots and subdivision of Lot No. 60, O. B. Hayes Plan of Large Lots, recorded in Plat Book 21, Page 87, and Plat Book 161, Page 133, in said Register's Office.
>
> The property is further identified as Map 104-8, Parcel 357, in the Tax Assessor's Office for Davidson County, Tennessee, and having a street address of 1622 16th Avenue South, Nashville, TN 37212 and is improved property.
>
> This being the same property conveyed to South Street Equities, Inc., by deed of record in Instrument No. 200002180016719 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said AUVERGNE D'ANTIGNAC, his heirs and assigns forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, that it has a good and lawful right to convey the same, that the property is unencumbered, that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantee.

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 hereunto signed on this the 28 day of February, 2000.

SOUTH STREET EQUITIES, INC.

By: _____
Thomas N. Epps, President

_____
Kelly (Jones) Epps, Secretary

Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, **THOMAS N. EPPS** and **KELLY (JONES) EPPS**, President and Secretary of **SOUTH STREET EQUITIES, INC.**, repsectively, 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 and who further acknowledged that they are the President and Secretary of the of the maker, **SOUTH STREET EQUITIES, INC.**, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 28 day of February, 2000.

_____
Notary Public

My Commission Expires: 10/16/2000.

NOTARY PUBLIC AT LARGE

Name & Address of Property Owner:

Auvergne D'Antignac
1622 16th Avenue South
Nashville, TN 37212

Name & Address of Person Responsible for Payment of Taxes (if different)

_____
_____
_____

STATE OF TENNESSEE, MONTGOMERY COUNTY

104-8-357

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$650,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____. Subscribed and sworn to before me this the **28th day of February, 2000.**

_____, Notary Public

My Commission Expires: **10/16/2000.**

NOTARY PUBLIC AT LARGE