Instr:200008100079570 Page: 1 OF 2
REC'D FOR REC 08/10/2000 3:59:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1054.50

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26B

Georgia L. Burton	New Owner	
1608 17th Avenue S.	Same	MAP:104-08-0
Nashville, TN 37212		
		PARCEL:305.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-06-10184]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Auvergne D'Antignac**, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Georgia L. Burton**, (The "Grantee") her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the Map of 0. B. Hayes Plan of Large Lots, as of record in Book 32, page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue South, 56 feet north of the corner of Lots Nos. 54 and 59; thence easterly parallel to the line between said lots 152.6 feet, more or less, to the west margin of an alley; thence with the margin of said alley, northerly 46 feet; thence westerly 152.6 feet, more or less, to the east margin of 17th Avenue South; thence with the margin of the same southerly 50.7 feet to the point of beginning.

Being the same property conveyed to Auvergne D'Antignac, by Warranty Deed from South Street Equities, Inc., a Tennessee corporation, of record in Book 11662, page 289, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to a Deed of Trust executed by Auvergne D'Antignac to Arnold M. Weiss, Trustee for America's Wholesale Lender in the original sum of $273,750.00, of record in Book 11662, page 292, and assigned to The Bank of New York, in Instrument No. 200001060001682, said Register's Office for Davidson County, Tennessee. Grantor herein agrees to continue payment of said indebtedness.

This is improved property known as **1608 17th Avenue S., Nashville, Tennessee 37212.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $285,000.00.
[
[Georgia L Burton
Affiant
[Subscribed and sworn to before me this
[7th day of August, 2000.
[
[
Notary Public
[My Commission Expires: 1-25-2003

DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, herself, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of August, 2000.

Auvergne D'Antignac

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 7th day of August, 2000, before me personally appeared **Auvergne D'Antignac**, to me known to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 5-25-2003

E. KNIFFEN
DAVIDSON