Davidson County DEEDWARR
Recvd: 02/27/03 10:32 3pgs
Fees:18.00 Taxes:332.63
20030227-0026037

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

| | | |
|---|---|---|
| Auvergne D'Antignac | New Owner | Map 103-01 |
| 909 18th Ave. S. | | Parcel 56 |
| Nashville, TN 37212 | | 11380 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

**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, **South Street Equities, Inc., a Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Auvergne D'Antignac, an unmarried person** (The "Grantee"), his 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 the 8th Civil District of said County, as described as follows: Beginning at the northwest corner of the property conveyed to W. H. Estes and wife, Vandie W. Estes, by deed from John B. Cowden, of record in Book 2158, page 106, Register's Office for said County; thence with said Estes' western boundary line, south 8 degrees east 50 feet; thence south 76 degrees 50' west 90 feet; thence north 8 degrees west 50 feet; thence north 76 degrees 50' east to the beginning.**

**Being the same property conveyed to South Street Equities, Inc., a Tennessee Corporation, by deed of record in Instrument Number** 20030227-0026036 **, said Register's Office for Davidson County, Tennessee.**

**This is improved property commonly known as 321 Balmy Avenue, Nashville, Tennessee 37209.**

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

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Driveway easement of record in Book 5448, page 632, and Book 5538, page 407, said Register's Office for said county.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $89,900.00.**

**Affiant**

**Subscribed and sworn to before me this 14th day of February, 2003.**

**Notary Public**

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

**My Commission Expires:**

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, his 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 itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

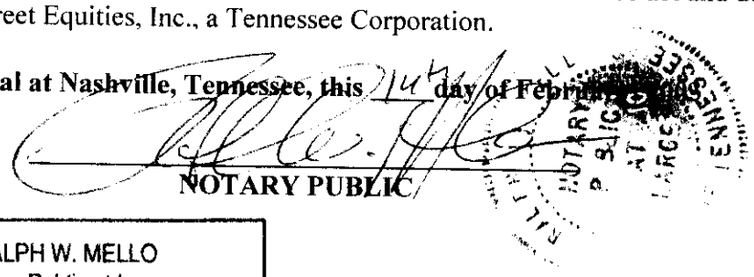
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of February, 2003.

South Street Equities, Inc.
Thomas Epps, President
By:
Robert J. Notestine, III, Atty in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

On this 14th day of February, 2003, before me personally appeared Robert J. Notestine, III, to me known to be the person who executed the foregoing instrument on behalf of Thomas Epps President of South Street Equities, Inc., a Tennessee Corporation and who acknowledged that he executed the same as the free act and deed of the said Thomas Epps President of South Street Equities, Inc., a Tennessee Corporation.

**WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 2003.**



**NOTARY PUBLIC**

**My Commission Expires:**

RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006