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

Auvergne D'Antignac	New Owner	Map 103-01
909 18th Ave. S.		Parcel 55
Nashville, TN 37212		11379 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:

A certain parcel of land located in Davidson County, Tennessee and more particularly described as follows:

Beginning on a stone in the West boundary line of Cowan Avenue 129.5 feet North of the corner of Cowan Avenue and John B. Street and running N 2degrees 30' W 25 feet with this boundary to a stone; thence S 76 degrees 50' W 85 feet to a stone; thence S 2 degrees 30' E 25 feet to a stone; thence N 76 degrees 50' E 81 feet to the beginning, being the North half of Lot No. 14 in Section VII, of the Cowden Sub-Division.

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 319 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.

Davidson County DEEDWARR
Recvd: 02/27/03 10:36 3pgs
Fees:18.00 Taxes:407.00

20030227-0026039

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 $110,000.00.

Affiant

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

Notary Public

RALPH W. ELLIOTT
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 4th 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 4th 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