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

Auverne D'Antignac	New Owner	Map 083-05
909 18th Street		Parcel 0170.00
Nashville, TN 37212		11480 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, **David Schklar** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Auverne 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 Davidson County, being the middle one-third of Lot No. 3 on the Plan of the O'Donnells Subdivision of record in Book 2, page 37, Chancery Court of Nashville.

Said part of said lot fronts 48 1/3 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 188 feet, more or less, to an alley.

Being the same property conveyed to David H. Schklar and wife, Diane R. Schklar, by deed from Gerson Schklar and Lillian Schklar of record in Book 11056, page 510 and also being the same property conveyed to David H. Schklar by deed from Diane Marie Schklar of record in Instrument No. 200302070017582, said 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 the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 1020 Mansfield Avenue, Nashville, Tennessee 37206.

Davidson County DEEDWARR
Recvd: 05/06/03 16:45 3pgs
Fees:18.00 Taxes:203.50

20030506-0060578

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 2003.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

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 himself, his heirs 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 1st day of May, 2003.

David Schklar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Schklar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of **May, 2003**.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

NOTARY PUBLIC AT LARGE