Davidson County DEEDWARR
Recvd: 07/16/03 10:46 4pgs
Fees:23.00 Taxes:1605.80

20030716-0099418

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

Auvergne D'Antignac	New Owner	Map 84-1
909 18th Ave South		Parcel 68
Nashville, TN 37212		26b 11576

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, **Stephen T. Church a/k/a Steve Church as Trustee of the B2J Revocable Trust,** (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:

*20030716-0099417

See attached Exhibit A for legal description.

Being the same property conveyed to Stephen T. Church a/k/a Steve Church as Trustee of the B2J Revocable Trust, by deed of record in Instrument No. 20011219-0140151 and re-record in Instrument No. ____*____, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

This is improved property commonly known as 2621 Air Park Drive, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $434,000.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2003.

Notary Public

My Commission Expires: 3-31-07

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; has 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 30th day of June, 2003.

B2J Revocable Trust

By: Stephen T. Church a/k/a Steve Church, Trustee

Stephen T. Church a/k/a Steve Church, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen T. Church a/k/a Steve Church, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the B2J Revocable Trust and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of **June**, 2003.

Notary Public

My Commission Expires: 3-31-07

Exhibit "A"

LAND in the 15th Civil District of Davidson County, Tennessee, being part of Lots Nos. 1 and 2 and part of a tract marked "J.B. Armstrong" on the Map of J.B. Armstrong's Division of the Lellyett Tract, as of record in Book 161, page 51, Register's Office for said County, and being Lot No. 1 on the plat of revised Lot No. 1 of the Ernest W. Colbert property, formerly Cornelia Fort, not of record, described according to a survey made by Joel B. Spaulding, Engineer, dated June, 1960, as follows:

BEGINNING at a monument in the northeasterly margin of Air Park Drive, being the south corner of Lot No. 40 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54, said Register's Office; thence with the southeasterly line of Lot No. 22 and 40 of said Dugger Heights, Section III, North 49° 49 min. East 402.4 feet to a monument at the common corner of Lots Nos. 21 and 22 of said Dugger Heights, Section III, and Lots Nos. 1 and 3 of said Colbert property; thence with the line between said Lots 1 and 3, South 39° East 100 feet to an iron pin; thence south 49° 53 min. West 397.6 feet to an iron pin in the northeasterly margin of said margin of said Drive; thence with the same, North 46° 58 min. West 7.15 feet to the beginning of a curve; thence with the same around a slight curve to the right having a radius of 475 feet, northeasterly 92.85 feet to the beginning.

~~Being the same property conveyed to Auvergne D'Antignac by~~ deed of record in Instrument Number _____, said Register's Office for ~~Davidson County,~~ Tennessee.