Davidson County DEEDWARR
Recvd: 01/12/04 13:55 2pgs
Fees:13.00 Taxes:2279.20

20040112-0004674

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Auvergne D'Antignac	New Owner	Map 118-2
1607 Horton Avenue		Parcel 213
Nashville, TN 37212		26b 11774

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, **Patrick M. Whelan, a married person** (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 Davidson County, Tennessee, being Lots 43 and 44, as shown on the map entitled George I. Waddy's Subdivision of Westwood, of record in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick M. Whelan, by deed of record in Instrument Number 20000502-0044223, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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 2004 and subsequent years.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4621, page 612, said Register's Office.
3. Easement of record in Book 1781, page 410, said Register's Office.

This is improved property commonly known as 2601 Westwood Drive, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $616,000.00.

Affiant

Subscribed and sworn to before me this 6th day of January, 2004.

Notary Public

My Commission Expires:

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

NOTARY PUBLIC AT LARGE

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 Grantors have caused this Deed to be executed this 6th day of January, 2004.

Patrick M. Whelan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Patrick M. Whelan 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of January, 2004.

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2006

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: _____

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY
MY COMMISSION EXPIRES SEP. 24, 2006