File Box 24B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Magnolia Ventures, LLC	New Owners	Map 104-08-0
1908 Church Street		Parcel 357
Nashville, TN 37203		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 This instrument was prepared based upon information furnished by the parties hereto.

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, **Auvergne D'Antignac a/k/a Vern Dant** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto, **Magnolia Ventures, Inc., a Tennessee Corporation** (The "Grantees"), their 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 the north 10 feet of the east 145 ½ feet, more or less, of Lot No. 66 on O.B. Hayes' Plan of Large Lots, as of record in Book 21 page 87, Register's Office for said County, and Lot No. 6 in the subdivision of Lot No. 60 of O. B. Hayes' Plan of Large Lots, as of record in Book 161, page 133, said Register's Office.

Said Lot No. 6 and part of Lot No. 66 front together 75 feet on the east side of 16th Ave South, formerly Belmont Avenue and run back between parallel lines, 145 ½ feet, more or less, to an alley in the rear.

Being the property conveyed to Auvergne D'Antignac a/k/a Vern Dant, by deed from South Street Equities, Inc, Instrument number 20000303-0021386, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 01/12/05 08:22 3 pgs
Fees:18.00 Taxes:2405.00

20050112-0004245

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Book 21, page 87 and Book 161, page 133said Register's Office for Davidson County, Tennessee.

3. Deed of Trust of record in Instrument number 2001222-0125643 and in Instrument number 20000303-0021387, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1622 16th Ave South, Nashville, Tennessee 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $650,000.00.

Doug Bright
Affiant

Subscribed and sworn to before me this 30th **day of April, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, thier heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 Grantees, thier 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 April, 2002.

Auvergne D'Antignac a/k/a Vern Dant

by:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Auvergne D'Antignac a/k/a Vern Dant, 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 person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

Notary Public

My Commission Expires: 9-24-2005