| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| John Ginther | New Owner | Map 103-01 |
| 5210 Harding Road | | Parcels 55.00 & 56.00 |
| Nashville, TN 37205 | | 12481 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, 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, **Auvergne D'Antignac, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John Ginther, a married 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:

TRACT I

**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 2 degrees 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 property conveyed to Auvergne D'Antignac, an unmarried person by Warranty Deed from South Street Equities, Inc., a Tennessee corporation of record in Instrument Number 20030227-0026039, said Register's Office for Davidson County, Tennessee.**

**The above described real property is not the homestead of Auvergne D. Antignac, an unmarried person and never has been and is investment property owned by Auvergne D. Antignac.**

TRACT II

**Land in the 8th Civil District of said County, as described as follows: Beginning at the northwest corner of the property conveyed to W. H. Estes and wife, Vandie W. Estes, by deed from John B. Cowden, of record in Book 2158, page 106, Register's Office for said County; thence with said Estes' western boundary line, south 8 degrees east 50 feet; thence south 76 degrees 50' west 90 feet; thence north 8 degrees west 50 feet; thence north 76 degrees 50' east to the beginning.**

**Being the property conveyed to Auvergne D'Antignac, an unmarried person by Warranty Deed from South Street Equities, Inc., a Tennessee corporation of record in Instrument Number 20030227-0026037, said Register's Office for Davidson County, Tennessee.**

**The above described real property is not the homestead of Auvergne D. Antignac, an unmarried person and never has been and is investment property owned by Auvergne D. Antignac.**

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

Davidson County DEEDWARR
Recvd: 01/11/06 10:40 3 pg
Fees:18.00 Taxes:528.68
20060111-0004125

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Driveway Easement of record in Book 5448, page 632 and in Book 5538, page 407, said Register's Office.

3. Sewer Line Easement of record in Book 5538, page 407, said Register's Office.

This is improved property commonly known as 319 & 321 Balmy Avenue, Nashville, TN 37209.

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**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $142,886.03.**

Affiant

**Subscribed and sworn to before me this 9th day of January, 2006.**

Notary Public

**My Commission Expires:** **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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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, him 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 9th day of January, 2006.

Auvergne D'Antignac

**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 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 9th day of January, 2006.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# EXHIBIT A

Tract 1:

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 2 deg. 30' W 25 feet with this boundary to a stone; thence S 76 deg. 50' W 85 feet to a stone; thence S 2 deg. 30' W 25 feet to a stone; thence N 76 deg. 50' E 81 feet to the beginning, being the North half of Lot No. 14 in Section VII, of the Cowden Subdivision.

Tract 2:

Land in the 8th Civil District of Davidson County, Tennessee, as described as follows:

Beginning at the northwest corner of the property conveyed to W.H. Estes and wife, Vandie W. Estes, by deed from John B. Cowden, of record in Book 2158, Page 106, Register's Office for said County; thence with said Estes' western boundary line, South 8 deg. East 50 feet; thence South 76 deg. 50' West 90 feet; thence North 8 deg. West 50 feet; thence North 76 deg, 50' East to the beginning.