| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Oakley S. Ray | New Owner | Map 104-08-0 |
| 1608 17th Avenue S | | Parcel 305.00 |
| Nashville, TN 37212 | | 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, **Auvergne D'Antignac, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Oakley S. Ray** (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 part of Lot No. 54 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 21 page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue South, 56 feet north of the corner of Lots Nos. 54 and 59; thence easterly parallel to the line between said lots 152.6 feet, more or less, to the west margin of an alley; thence with the margin of said alley, northerly 46 feet; thence westerly 152.6 feet, more or less, to the east margin of 17th Avenue South; thence with the margin of the same southerly 50.7 feet to the point of beginning.

Being the same property conveyed to Auvergne D'Antignac by Deed in Lieu of Foreclosure of record in Instrument Number 20040604-0066463, said Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 03/02/06 10:23 2 pgs
Fees:13.00 Taxes:1694.60
20060302-0024152

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat book 21, page 87, said Register's Office.

This is improved property commonly known as 1608 17th Avenue S., Nashville, Tennessee 37212.

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

**The actual consideration or value, whichever is greater for this transfer is $458,000.00.**

**Affiant**

**Subscribed and sworn to before me this 2nd day of June, 2004.**

**Notary Public**

**My Commission Expires:**

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 21, 2006

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 heirsand 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 7th day of June, 2004.

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 onthe 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 7th day of June, 2004.

Notary Public

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

My Commission Expires:

ROBERT JOHN NOTESTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE