WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 08:48 2 pgs
Fees:13.00 Taxes:406.63
20060714-0084753

CHRISTIE B. COUCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires February 2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$109,900.00**

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2006.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Oakwood Property Managment, LLC	408 Hwy 76E	**Map 083-5, Parcel 170**
1020 Mansfield Street	PMB 144	
Nashville, TN 37206	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Auverne D'Antignac, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oakwood Property Managment, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the middle one-third of Lot No. 3 on the Plan of the O'Donnells Subdivision of record in Book 2, page 37, Chancery Court of Nashville.

Said part of said lot fronts 48 1/3 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 188 feet, more or less, to an alley.

Being the same property conveyed to Auverne D'Antignac, an unmarried person, by Deed from David Schklar, of record in Instrument No. 20030506-0060578, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Auvergne D'Antignac, pursuant to a Power of Attorney executed by same on the 26th day of June, 2006, of record in Instrument No. 20060714-0084752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **1020 Mansfield Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th** day of **July, 2006.**

Auverne D'Antignac

Auverne D'Antignac

By: Cathy A. Looper - Attorney In Fact

Cathy A. Looper, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Cathy A. Looper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Auverne D'Antignac,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Auverne D'Antignac** for the purpose therein contained, by signing the name of **Auverne D'Antignac** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **July, 2006.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/09