[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
54 Music Square West, LLC	New Owner	Map/Parcel 11802021300
214 Overlook Court, #120		
Brentwood, TN 37027		07-02-12904 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, 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,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **54 Music Square West, LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and assigns, a 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, George I. Waddy's Subdivision of Westwood, as shown on plat of record in Plat Book 332, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Auvergne D'Antignac, an unmarried person, by Warranty Deed from Patrick M. Whelan, a married person, recorded on the 12th day of January, 2004, in Instrument No. 20040112-0004674, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters shown on Plat in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee.
2. 2007 county property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee
3. Easement of record in Book 4621, page 612 and Book 1781, page 410, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/22/07 13:01 2 pgs
Fees:13.00 Taxes:2960.00

20070322-0034932

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 800,000.00

Affiant

Subscribed and sworn to before me this 16th **day of March, 2007**

My Commission Expires: My Commission Expires 02/26/2011

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY VICKY W. MCMILLEN

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, its successors 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; 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March, 2007.

Auvergne D'Antignac

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Auvergne D'Antignac,** 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 within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: **MY COMMISSION EXPIRES: September 19, 2009**