BOOK 10329 PG 565

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of January, 1997, by and between JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND AS MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, DECEASED, Grantor, and DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHEWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND AS MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, DECEASED, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, herein referred to as Grantee, her successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is ____improved property known as 1223 JOSEPH AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, HER successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds himself, his its successors, heirs and representatives, to warrant forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

THE ALICE W. JEW FOUNDATION

BY: _____
JACK K. BYRD, MANAGING TRUSTEE

_____
JACK K. BYRD, Signature of Seller
EXECUTOR UNDER THE WILLOF ALICE W. JEW, DECEASED

97 JAN 27 AM 9:56

DAVIDSON COUNTY, TN.

0267111
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE :

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COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the County and State aforesaid, personally appeared, Jack K. Byrd, wich whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the managing trustee of The Alice W. Jew Foundation, the within named bargainor, and that he as such managing trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the foundation by himself as such managing trustee.

Witness my hand and official seal on this the 21st day of January, 1997.

Notary Public

My commission expires: 9/15/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, theundersigned, a notary public in and for the County and State aforsaid, personnally appeared Jack K. Byrd, with whom I am personally acquainted (orproved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Executor under the will of Alice W. Jew, Deceased, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as such Executor.

Witness my hand and official seal on this the 21st day of January, 1997.

Notary Public

My commission expires: 9/15/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

Name and Address of Property Owner:

DENISE C. ALLIS, TRUSTEE
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

1223 JOSEPH AVENUE
NASHVILLE, TN 37207

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Person Responsible for Taxes:

SAME

Parcel #: MAP 71-15, PARCEL 301

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $17500, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Denise C. Allis, Trustee
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of January, 1997.

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 9/18/99

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 113 on the Map of C.F. Sharpe and W.L. Horn's 2nd Subdivision of the Lindsley property, which plsan is of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts fifty feet on the east side of Joseph Avenue and runs back between parallel lines, 145 feet to an alley in the rear.

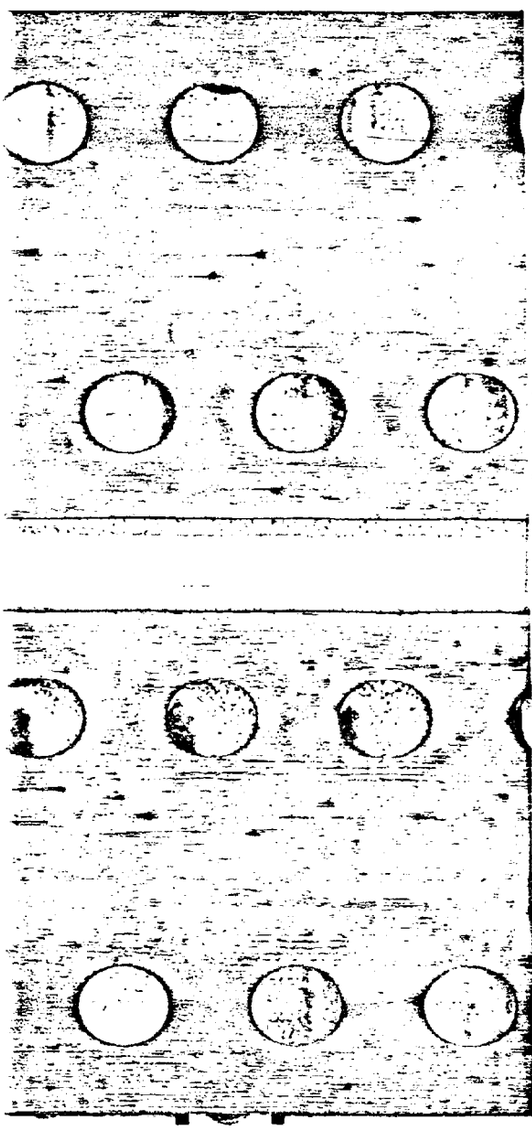
BEING the same property conveyed to Alice W. Jew, by Deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 7761, page 975, Register's Office for Davidson County, Tennessee. The said Alice W. Jew having since died, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 94P-989, to Will Book 192, page 311, the property was devised and bequeathed to the Alice W. Jew Foundation, the Grantor herein.

EXHIBIT 'B'

1. All county real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 71-15, PARCEL 301.

2. All matters set forth on the Plan of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., that may be shown thereon.

1998 01/27 0101 03CHECK 81.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 17500.00
				CON TX 64.75
				PRFEE 1.00
				WDEED 16.00
				TOTAL 81.75
				CHECK 81.75
			01/27/97 01	09:56 0001 7996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026711 IDENTIF. A REFERENCE

97 JAN 27 9:56

REGISTER DAVIDSON COUNTY, TN.

No. 1110469