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

BOOK 10329 PG 570

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 21st day of January, 1997.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, INCLUDING THAT CERTAIN INDEBTEDNESS FROM ALBERT N. LARKINS AND WIFE, ZETTIE B. LARKINS, TO ERNEST W. TURNBULL, TRUSTEE, OF RECORD IN BOOK 4917, PAGE 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE LIABILITY FOR WHICH GRANTEE HEREBY ASSUMES AND HOLDS GRANTORS HARMLESS FROM SAME, 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 and 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, his/her successors, heirs 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 heren by reference.

This is improved property known as 512 DYNE COURT, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is/are 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 and his successors, heirs and representatives, to warrant and forever defend the title to said Grantee, her successors, heirs 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: J K Byrd Trustee
Jack K. Byrd, Managing Trustee

J K Byrd, Exec & Trustee
JACK K. BYRD, EXECUTOR UNDER THE WILL
Signature of Seller OF ALICE W. JEW, DECEASED

Denise C. Allis, Trustee
DENISE C. ALLIS, TRUSTEE
Signature of Buyer

97 JAN 27 AM 9:56
DAVIDSON COUNTY, TN.

0267112
IDENTIF. & REFERENCE

BOOK 10329 PG 571

STATE OF TENNESSEE :

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: 9/18/99

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: 9/18/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a notary public in and for the County and State aforesaid, Denise C. Allic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

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

Notary Public

My commission expires: 9/18/99

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

BOOK 10329 PG 572

Property Address:

512 DYNE COURT
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Parcel #: MAP 60-13, PARCEL 150

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 **$26,000.00** 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.**

Notary Public

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/18/99

RETURN TO:

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

EXHIBIT 'A'

Land in the 13th Civil District Annexed (formerly 12th Civil District) of Davidson County, Tennessee, being Lot No. 137 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, page 45 and 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Alice W. Jew, by Deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 8180, page 928, 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'

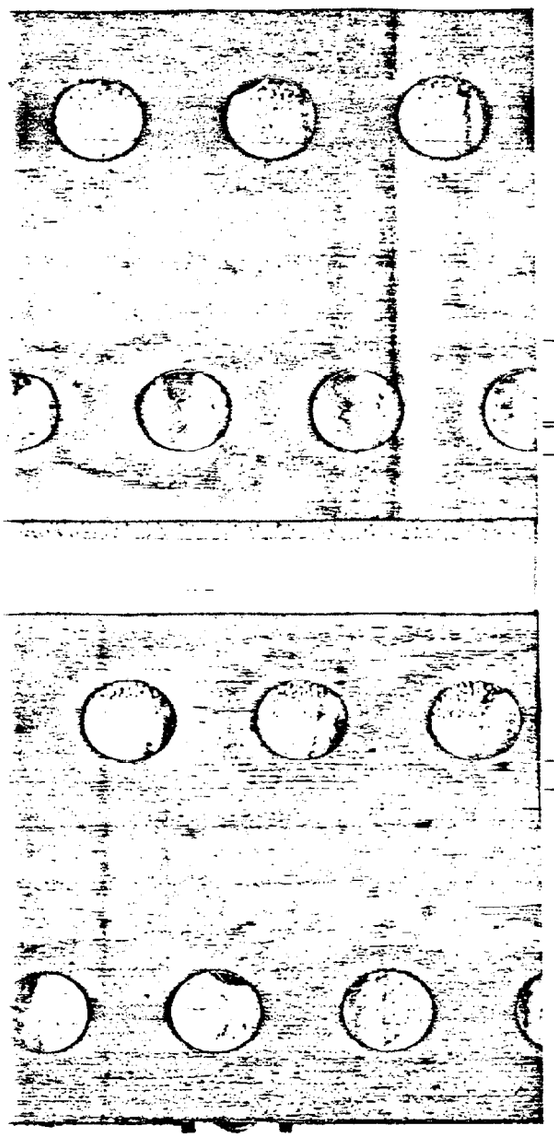
1. All county real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 60-13, PARCEL 150.

2. All matters set forth on the Plan of record in Book 4460, page 45 AND 46, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., that may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 4551, Page 440, Register's Office for DAVIDSON County, Tennessee.

4. DEED OF TRUST from Albert N. Larkins and wife, Zettie B. Larkins, to Earnest W. Turnbull, Trustee, of record in Book 4917, page 697, said Register's Office, to secure to The Lomas & Nettleton Company the payment of one note dated May 29, 1975, in the original principal amount of $17,900.00, due and payable as set forth therein.

799" 01/27 0101 03CHECK 113.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10329 PG 574

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 16.00
				TOTAL 113.20
				CHECK 113.20
			01/27/97 01	09:56 0001 7997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267112
IDENTIF. # REFERENCE

97 JAN 27 AM 9:56

DAVIDSON COUNTY TN.

No. 1110470