BOOK 10329 PG 817

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.

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 THOMAS CRADDOCK AND WIFE, DOROTHY CRADDOCK TO JIM STEVENS, OF RECORD IN BOOK 5854, PAGE 255, 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 JACK K. BYRD, MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUSANT 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, its 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 1127 SHELTON AVENUE, NASHVILLE, TN 372216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its 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 themselves, its successors, heirs and representatives, to warrant and forever defend the title to said Grantee, its 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: _____
JACK K. BYRD, MANAGING TRUSTEE

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

_____
DENISE C. ALLIS
Signature of Buyer

97 JAN 27 PM 12:49
REGISTER
DAVIDSON COUNTY, TN.

02672 16
IDENTIFICATION REFERENCE

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 [illegible] 1997.

Notary Public

My commission expires: 9-15-99

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 [illegible] 1997.

Notary Public

My commission expires: 9/15/99

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 [illegible] 1997.

Notary Public

My commission expires: 9/15/99

Name and Address of Property Owner:

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

Property Address:

1127 SHELTON AVENUE
NASHVILLE, TN 372216

Person Responsible for Taxes:

SAME

Parcel #: MAP 072-03-0, PARCEL 295

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 **$35,000.00** 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. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/18/98

RETURN TO:

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

EXHIBIT 'A'

LAND in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly 88.8 feet of Lot No. 81 on the Map of Inglewood Place, as of record in Plan Book 332, page 101, Register's Office for Davidson County, Tennessee. Said easterly 88.8 feet of Lot No. 81 fronts 88.8 feet on the northerly side of Shelton Avenue, and runs back northerly between parallel lines 176 1/2 feet, more or less to the South line of Lot No. 94.

This instrument is made subject to applicable local government planning, building and zoning regulations.

BEING the same property conveyed to Alice W. Jew, by Deed from Donald Arkovitz, Executor of the Estate of Dorothy V. Craddock, of record in Book 8081, page 532, 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.

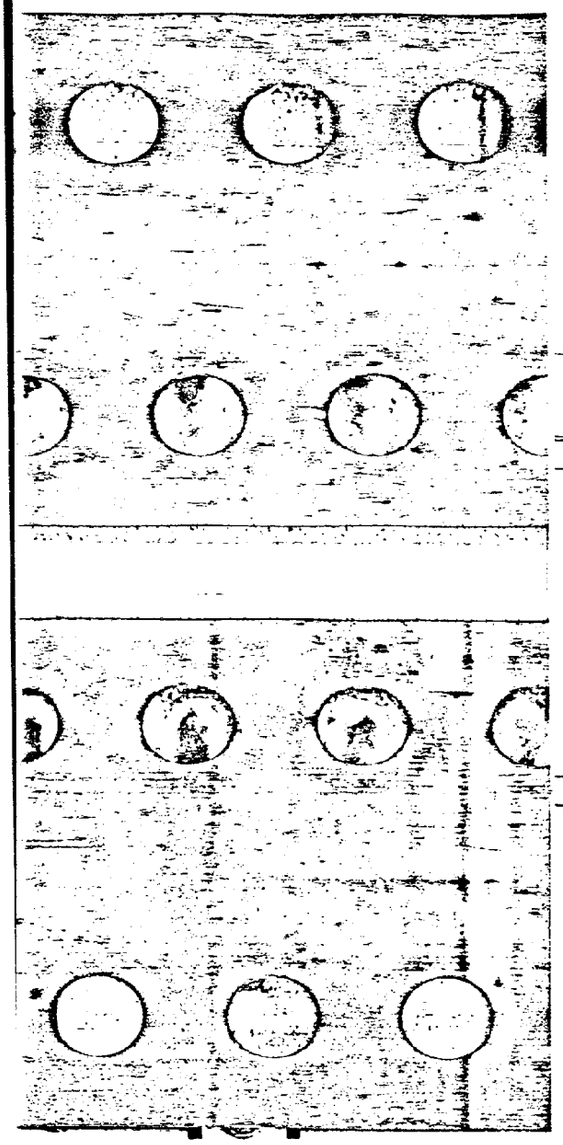
EXHIBIT 'B'

1. All county real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 072-03-0, PARCEL 295.

2. All matters set forth on the Plan of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., that may be shown thereon.

3. Installment Deed from Thomas Cradduck and wife, Dorothy Cradduck, to Jim Stevens, of record in Book 5854, page 255, said Register's Office, in the original principal amount of $37,500.00, due and payable as set forth therein.

3105 01/27 0101 03CHECK 146.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10329 PG 821

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				TDEED 16.00
				ERR CO
				TDEED 16.00-
				WDEED 16.00
				TOTAL 146.50
				CHECK 146.50
01/27/97	01			12:51 0001 8106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267216
IDENTIF. & REFERENCE

97 JAN 27 PM 12:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1110577