OFF REC

This Instrument Prepared By:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BK/ 10504 PG 645

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JACK K. BYRD, EXECUTOR OF ESTATE OF ALICE W. JEW, DECEASED, AND MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **IRA SHAWN STRADER AND WIFE, JENNIFER F. STRADER** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 6 and the westerly one-half of Lot No. 5 of Block "A" on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer property, of record in Plat Book 843 at page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the westerly part of Lot No. 5 front together 75 feet on the southerly side of Seymour Avenue and run back 179 feet on the westerly line and 178 feet 8 inches, more or less, on the easterly line to the northerly line of what was formerly the Tune property, measuring 75 feet 7.5 inches thereon.

Being the same property conveyed to Alice W. Jew by deed from Leland D. Watts and wife, Winnifred A. Watts, dated April 1, 1991, recorded April 1, 1991, Book 8320, page 675, Register's Office for Davidson County, Tennessee. The said Alice W. Jew is now deceased, and this instrument is being executed by Jack K. Byrd as Executor under her Last Will and Testament and as Managing Trustee of the Alice W. Jew Foundation pursuant to said Will which is of record as Docket No. 94P-989 in Probate Court for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 843, page 25, Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 18th day of June, 1997.

Jack K. Byrd, Executor under the Will Of Alice W. Jew, Deceased

THE ALICE W. JEW FOUNDATION

By: _____
Jack K. Byrd, Managing Trustee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BK/1504 PG646

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jack K. Byrd, Executor of estate of Alice W. Jew, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 18th day of June, 1997.

Notary Public
My Commission Expires: _____

JOHN D. McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 5-16-99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public in and for said County and State, personally appeared JACK K. BYRD, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged himself to be the MANAGING TRUSTEE of the ALICE K. JEW FOUNDATION, and who executed the foregoing instrument by signing the name of ALICE W. JEW FOUNDATION by himself as MANAGING TRUSTEE.

Witness my hand and official seal this 18th day of June, 1997.

Notary Public
My Commission Expires:

JOHN D. McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 5-16-99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of June, 1997.

Notary Public
My Commission Expires: _____

JOHN D. McBROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 5-16-99

MAP AND PARCEL NUMBERS: Map 082-08 Parcel 100.00

ADDRESS NEW OWNER:

Ira Shawn Strader and Jennifer F. Strader
844 Seymour Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO: New Owner(s)

97 JUN 25 AM 9:20
FEE $ 1.00
DAVIDSON COUNTY, TN.
REGISTER

0319452
IDENTIF. & REFERENCE

703 06/25 0101 03CHECK 179-20

REC

OFF

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10504 PG 647

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20
06/25/97 01 09:23 0001 7036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03194 52
IDENTIF. ↑ REFERENCE

97 JUN 25 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166856