10529

188

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10529 PG 837

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **July, 1997** between JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND JACK K. BYRD, MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, GRANTOR, and DENISE C. ALLIS, TRUSTEE WITH FULL POWER, GRANTEE TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE, ASSIGN OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY.

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, JACK K. BYRD, EXECUTOR UNDER THE WILL OF ALICE W. JEW, DECEASED, AND JACK K. BYRD, MANAGING TRUSTEE OF THE ALICE W. JEW FOUNDATION PURSUANT TO THE LAST WILL AND TESTAMENT OF ALICE W. JEW, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DENISE C. ALLIS, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE, ASSIGN OF OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, 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 by reference.

This is an improved property known as 1826 11TH AVENUE NORTH, NASHVILLE, TN.

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 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".

GRANTOR further covenants and binds himself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/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.

JACK K. BYRD, EXECUTOR AND MANAGING TRUSTEE
Signature of Seller

4693 07/15 0101 03CHEO $1.5

97 JUL 15 AM 11:08

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IDENTIFICATION REFERENCE

10529

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, a Notary Public of said County and State, JACK K. BYRD, EXECUTOR, AND MANAGING TRUSTEE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **July, 1997.**

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:

DENISE C. ALLIS

Property Address:

1826 11TH AVENUE NORTH
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-7, PARCEL 508

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 **$21,500.00** 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 **10th** day of **July, 1997.**

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 12 in Williams and Valentino's Subdivision of Lots Nos. 3 and 4 (being part of Lt. 3) of the Woodard Property, a plan of which subdivision is of record in Plat Book 2, page 33, Chancery Court at Nashville.

Said Lot No. 12 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to ALICE W. JEW by Deed from LELAND D. AND WINNIFRED A. WATTS, of record in Book 7932, page 254, 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 REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 81-7, PARCEL 508)

2. All matters as set forth on the Plan of record in Chancery Court Book 2, page 33, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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

MAIT 2150.00
MOR TX 79.55
PRFEE 1.00
TDEED 12.00
TOTAL 92.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
07/15/97 01 11:0? 0001 4552 EVELYN 92.55

0326565
IDENTIFICATION REFERENCE

97 JUL 15 AM11:08

REGISTER
DAVIDSON CO. TN

No. 1174426