18-B

BOOK 10537 PG 779

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **July, 1997** between THE ALICE W. JEW FOUNDATION, GRANTOR, and DENNIS N. JOHNSON and SANDRA JOHNSON, HUSBAND AND WIFE GRANTEEs.

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, THE ALICE W. JEW FOUNDATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DENNIS N. JOHNSON and SANDRA JOHNSON, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their 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 improved property known as 3611 PATTON HILL ROAD, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs 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 itself, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their 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

JACK K. BYRD, MANAGING TRUSTEE,
Signature of Seller

97 JUL 22 AM 10:00

03209907

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CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JACK K. BYRD with 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 MANAGING TRUSTEE of THE ALICE W. JEW FOUNDATION, the within named bargainor, a not-for-profit foundation, and that he/she as such MANAGING TRUSTEE, executed the foregoing instrument for the purpose therein contained, by signing the name of the foundation by himself as MANAGING TRUSTEE.

Witness my hand, at office, in MADISON, DAVIDSON County, this **17th**, day of **July, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DENNIS N. JOHNSON and SANDRA JOHNSON, HUSBAND AND WIFE

Property Address:

3611 PATTON HILL ROAD
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 050-07-0, PARCEL 122.00

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 **$41,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **July, 1997.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

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. 98 on the Plan of Village by the Creek Subdivision, Section 6, of record in Book 6250, page 438, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

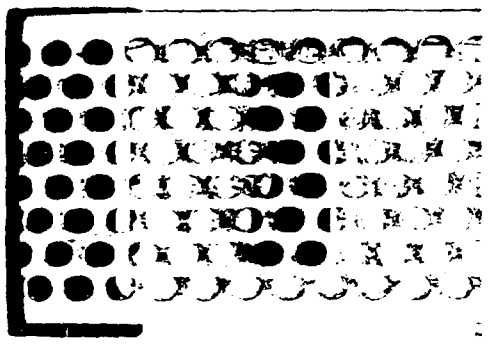
Being the same property conveyed to ALICE W. JEW by Deed from L-W INVESTMENT PROPERTIES, INC., of record in Book 7739, page 492, Register's Office for Davidson County, Tennessee. The said Alice W. Jew having since died, and by her Last Will and Testament filed in the Probate Court for Davidson County, 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 REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 050-07-0, PARCEL 122.00)

2. All matters as set forth on the Plan of record in Plat Book 6250, page 438, said Register's Office, which plat includes a 2.5 X 25-foot utility access easement on the northeast corner of said lot; a 10-foot public utility and drainage easement along the northern lot line; a 10-foot public utility and drainage easement along the western lot line.

3. Restrictive Covenants recorded in Deed Book 6558, Page 296, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

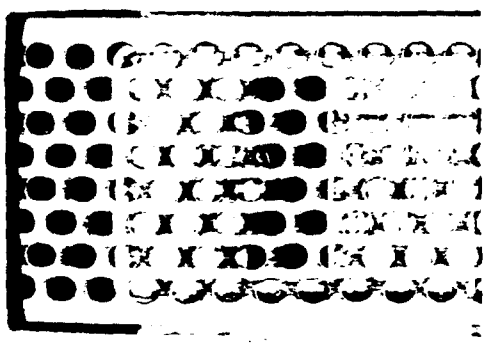
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41000.00
CON TX 151.70
PRFEE 2.00
MREEP 10.00
TOTAL 164.70
CHECK 164.70
07/22/97 01 09:59 0001 7370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0329907

IDENTIFICATION NUMBER

97 JUL 22 AM 10:00

REGISTER
DAVIDSON COUNTY, TN

No. 1177054