1820 08/01 0101 03CHECK 96-25

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

BOOK 10552 PG 410

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 1997** between THE ALICE W. JEW FOUNDATION, GRANTOR, and DENISE C. ALLIS, TRUSTEE WITH FULL POWER GRANTEE TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTEE.

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 DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR 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 improved property known as 1727 22ND AVENUE NORTH, NASHVILLE, TN 37208.

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 themselves, its 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.

THE ALICE W. JEW FOUNDATION

JACK K. BYRD, MANAGING TRUSTEE
Signature of Seller

0332878
IDENTIF. # REFERENCE

97 AUG -1 AM 11:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10552 PG 411

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 **31st**, day of **July, 1997.**

Ella W Woodall
Notary Public

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

My Commission Expires: 9-18-99

Name and Address of Property Owner:

DENISE C. ALLIS, TRUSTEE WITH FULL POWER
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

1727 22ND AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 81-11, PARCEL 19

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 **$22,500.00** 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 **31st** day of **July, 1997.**

Ella W. Woodall
Notary Public

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

My Commission Expires: 9-18-99

RETURN TO:

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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot #329 on the Plan of J.M., T.J., and G.W. Harding's addition to North Nlashville, as of record in Book 21, page 80, Register's Office for said County.

Said Lot #329 fronts 50 feet on the west side of 22nd Avenue North, formerly Alamo Street, and runs back between parallel lines 157 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 8286, page 943, 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 81-11, PARCEL 19, 1996 REAL PROPERTY TAXES ARE PAID).

2. All matters as set forth on the Plan of record in Plat Book 21, page 80, 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 _____ BOOK 10552 PG 413

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 22500.00
				CON TX 83.25
				PRFEE 1.00
				WDEED 12.00
				TOTAL 96.25
				CHECK 96.25

08/01/97 01 11:23 0001 1820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0332878 IDENTIF. & REFERENCE

97 AUG -1 AM 11:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181447