18B

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

BOOK 10619 PG 808

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **September, 1997** between THE ALICE W. JEW FOUNDATION AND , GRANTOR, and DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE 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 consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, TO LARRY E. HAMILTON AND D. GENE MERRILL, TRUSTEES, OF RECORD IN BOOK 6441, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 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, LEASE, MORTGAGE 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 1436 RIVERSIDE DRIVE, NASHVILLE, TN 37206.

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 does 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 ITSELF, 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 and GRANTEE on the day and year first above written.

THE ALICE W. JEW FOUNDATION

Jack K. Byrd, Managing Trustee

JACK K. BYRD, MANAGING TRUSTEE
Signature of Seller

Denise C. Allis, Trustee

DENISE C. ALLIS, TRUSTEE, BUYER

0351845
IDENTIF. ↑ REFERENCE

97 SEP 24 P1 12:09
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

2178 09/24 0101 03CHECK 124.00

BOOK 10619 PG 809

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 , DAVIDSON County, this **16th**, day of **September, 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, TRUSTEE WITH FULL POWER
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

1436 RIVERSIDE DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:

Map & Parcel #: MAP 72-15, PARCEL 301

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 **$30,000.00** 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 **16th** day of **September, 1997.**

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being described according to a mortgage loan inspection performed by John Kohl dated November 27, 1984, as follows:

Beginning at a point in the northerly boundary of Riverside Drive at the point it intersects the southerly boundary of McKennell Drive; thence South 47 degrees 51 min. West 133 feet to a point; thence north 87 degrees 54 min. West 75.68 feet to a point; thence North 65 degrees 5 min. West 43.19 feet to a point; thence South 47 degrees 51 min. East 60 feet to a point; thence North 14 degrees 38 min. East 35.03 feet to a point; thence South 87 degrees 54 min. East 160.18 feet to a point.

Being the same property conveyed to ALICE W. JEW, by Deed from THOMAS W.,JR. & ROBERTA LYNN DAILY, of record in Book 8395, page 202, 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 and all subsequent years although the same are not yet due and payable (MAP 72-15, PARCEL 301, 1996 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 21, page 9, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, to LARRY E. HAMILTON AND D. GENE MERRILL, Trustee, of record in Book 6441, page 628, said Register's Office, to secure to DOMINION BANCSHARES MORTGAGE CORPORATION, the payment of one note dated NOVEMBER 30, 1984, in the original principal amount of $29,100.00, due and payable as set forth therein.

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

RECEIVED OF _____

FOR _____

BOOK 10619 PG 811

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				~~MAMT 30000.00~~
				MOR TX 111.00
				PRFEE 1.00
				TDEED 12.00
				TOTAL 124.00
				CHECK 124.00
			09/24/97 01	12:10 0001 2178

VOID
~~MAMT 30000.00~~
~~VOID~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MOR TX 111.00
VOID
TDEED ~~12.00~~
CAMT 30000.00
CON TX 111.00
WDEED 12.00
TOTAL 0.00
CHECK 0.00
09/24/97 01 12:20 0001 2180

0351845
IDENTIF. ↑ REFERENCE

97 SEP 24 PM 12:09
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

TOTAL 124.00

No.1201570