188

BOOK 10619 PG 812

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 **16th** day of **September, 1997** between THE ALICE W. JEW FOUNDATION, 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 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, 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 1220 JOSEPH AVENUE, 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 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.

97 SEP 24 PM 12:10
FELIX Z. HARRIS REGISTER
DAVIDSON COUNTY, TN.

THE ALICE W. JEW FOUNDATION BY JACK K. BYRD, MANAGING TRUSTEE
Signature of Seller

2179 09/24 0101 03CHECK 98.10

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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 **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:

1220 JOSEPH AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME
6744 QUIET LANE
MADISON

Map & Parcel #: MAP 71-15, PARCEL 287

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 **$23,000.00** 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'

Being Lot No. 43 in Sharpe & Horn's Section Addition to Edgefield, now North East Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

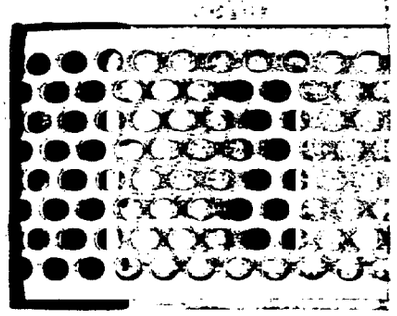
Said Lot No. 43 fronts 50 feet on the West side of Joseph Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to ALICE W. JEW, by Deed from LELAND D. AND WINNIFRED A. WATTS, of record in Book 7786, page 329, 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 71-15, PARCEL 287, 1996 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 161, page 53, 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 _____

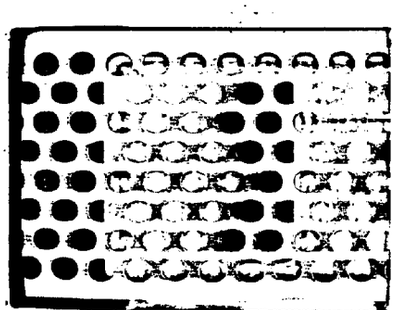
FOR _____

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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
				MAMT 23000.00
				MOR TX 85.10
				PRFEE 1.00
				TDEED 12.00
				TOTAL 98.10
				CHECK 98.10
09/24/97	01			12:11 0001 2179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351846
IDENTIF. ↑ REFERENCE

97 SEP 24 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201571