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

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of June, 2001, by and between THE ALICE W. JEW FOUNDATION, hereinafter called Grantor, and DENISE C. ALLIS, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE AND OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called 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 are hereby acknowledged, THE ALICE W. JEW FOUNDATION, Grantor, does hereby bargain, sell, transfer and convey unto DENISE C. ALLIS, TRUSTEE, hereinafter referred to as Grantee, WITH FULL POWER TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE AND OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, his/her successors, heirs and assigns, all of that 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 1519 BOSCOBEL STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs 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 herself and 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.

Davidson County DEEDWARR
Recvd: 07/09/01 08:21 3pgs
Fees:18.00 Taxes:66.60



20010709-0072567

THE ALICE W. JEW FOUNDATION
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JACK K. BYRD AND 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 Trust corporation, and that he/she as such MANAGING TRUSTEE, the within named bargainor, a executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as MANAGING TRUSTEE.

Witness my hand, at office, in MADISON, , DAVIDSON County, this **27th**, day of **June, 2001.**

Notary Public

THOMAS M. BLACK NOTARY AT LARGE PUBLIC STATE OF TENNESSEE

My Commission Expires: 7/26/03

Name and Address of Property Owner:

DENISE C. ALLIS, TRUSTEE

1519 BOSCOBEL STREET
NASHVILLE, TN 37206

Property Address:

1519 BOSCOBEL STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

MADISON,

Map & Parcel #: MAP 83-13, PARCEL 464

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSONN

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 **$18,000.00** 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 **27th** day of **June, 2001.**

Notary Public

THOMAS M. BLACK NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 7/26/03

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. 187 on the Plan of Lindsley Home Place, Block "S", which is of record in Plat Book 2, page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is here made for a more compmlete description of said lot.

Being the same property conveyed to THE ALICE W. JEW FOUNDATION, by Deed from 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, DECEASED, of record in BOOK INSTRUMENT NO. 20000920-0093704, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 83-13, PARCEL 464).

2. All matters as set forth on the Plan of record in Plat Book 2, page 92, CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.