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

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 2nd day of October, 2001 by and between ALICE W. JEW FOUNDATION, hereinafter called GRANTOR, and ADRIAN DEXTER SAMUELS, UNMARRIED, and IVANETTA ELIZABETH DAVIS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called 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, ALICE W. JEW FOUNDATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto ADRIAN DEXTER SAMUELS, UNMARRIED, and IVANETTA ELIZABETH DAVIS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEEs, his 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 1206 BOSCOBEL STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, his successors, heirs and assigns forever. The GRANTOR does covenant and agree 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 and assigns, to warrant and forever defend the title to said GRANTEEs, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the duly authorized officials of GRANTOR on the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/11/01 11:21 3pgs
Fees:18.00 Taxes:194.25
20011011-0110858

ALICE W. JEW FOUNDATION

by: _____

JACK K. BYRD, MANAGING TRUSTEE
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, MANAGING TRUSTEE**, 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 ALICE W. JEW FOUNDATION, the within named bargainor, and that he 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, Tn., this 2nd, day of October, 2001.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

Name and Address of Property Owner:

ADRIAN DEXTER SAMUELS and IVANETTA ELIZABETH DAVIS
594 ARMISTEAD PL.
NASHVILLE, TN 37215

Property Address:

1206 BOSCOBEL STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-13, PARCEL 186

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 $52,500.00 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.

Adrian Dexter Samuels
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **October, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

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

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EXHIBIT 'A'

BEING Lot No. 165 on the Plan of East Edgefield Plan of Lots, of record in Plat Book 21, at Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to ALICE W. JEW FOUNDATION, by the Last Will and Testament of Alice W. Jew, recorded in Will Book 192, page 311, in the Probate Court for Davidson County, Tennessee, and by Quitclaim Deed to Alice W. Jew Foundation, from Jack K. Byrd, Executor under the Will of Alice W. Jew, Deceased and Managing Trustee of the Alice W. Jew Foundation, of record in Book 10264, Page 205, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 83-13, PARCEL 186).

2. All matters as set forth on the Plan of East Edgefield Plan of Lots, of record in Plat Book 21, page 147, said Register's Office.