WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

FILED Book 135

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
D & A Partnership	New Owner	Map 071
217 Pineway Drive		Group 11-0
Nashville, TN 37217		Parcel 152.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alice W. Jew Foundation

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

D & A Partnership

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of S.A. Buchanan's Resubdivision of certain lots in Trinity Heights, as of record in Book 547, Page 166, Register's Office for Davidson County, TN.

Said Lot No. 12 fronts 50 feet on the northerly side of Pullen Street, and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Alice W. Jew Foundation by deed from Jack K. Byrd, Executor under the Will of Alice W. Jew, deceased, of record in Instrument 200000920-0093712, Register's Office for said County. See also deed of record in Book 7597, Page 214, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 166, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 331 Pullen Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of February, 2005.

Alice W. Jew Foundation

BY: _____ Trustee
Leland Watts, Trustee

BY: _____
Roger L. Proctor, Jr., Trustee

Davidson County DEEDWARR
Recvd: 02/22/05 15:36 2 pgs
Fees:13.00 Taxes:111.00

20050222-0019357

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leland Watts and Roger L. Proctor, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustees respectively of the Alice W. Jew Foundation the within named bargainer, and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Leland Watts and Roger L. Proctor, Jr. as such Trustees.

Witness my hand and official seal at office at Nashville, TN on this the 17th day of February, 2005.

My Commission Expires: ~~01/24/09~~ 1/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.