FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/29/05 15:22 2 pgs
Fees:13.00 Taxes:172.05

20050429-0048041

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2005

Notary Public:

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

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 119
217 Pineway Drive		Group 10
Nashville, TN 37217		Parcel 86

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:

BEING Lot No. 67, on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SAID Lot No. 67 fronts 73 feet on the southerly side of Druid Drive and runs back 225 feet on the easterly line and 248 feet on the westerly line to a line in the rear which measures 118 feet thereon.

Being the same property conveyed to Alice W. Jew Foundation by Quitclaim 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, of record in Instrument 20000920-0093710, said Register's Office. See also deed of record in Book 7862, Page 899, said Register's Office.

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 Plat Book 1130, Page 89, 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 2815 Druid Drive, Nashville, TN 37210

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 28th day of April, 2005.

Alice W. Jew Foundation

BY: _____
Leland Watts, Trustee

BY: _____
Roger L. Proctor, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the Alice W. Jew Foundation the within named bargainer, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Leland Watts, as such Trustee.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY