# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2005

Notary Public: Patricia Nicholls

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 72 |
| 217 Pineway Drive | | Group 13 |
| Nashville, TN 37217 | | Parcel 89 |

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. 47, on the Plan of Trevecca Subdivision of Renraw, of record in Book 421, Pages 72 and 73, Register's Office for said County.

SAID Lot No. 47 fronts 60 feet on the easterly margin of Trevecca Avenue and extends back between parallel lines and along the southerly margin of West Cahal Avenue, 170 feet to an alley.

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 20000920-0093693, said Register's Office. See also deed of record in Book 7675, Page 705, 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 Book 421, Pages 72 and 73, said Register's Office.

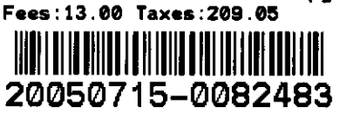
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1026 Cahal Avenue, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 07/15/05 14:15 2 pg
Fees:13.00 Taxes:209.05



20050715-0082483

Witness my hand this 14th day of July, 2005.

Alice W. Jew Foundation

BY: _____
Leland Watts, Trustee

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

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 their oaths acknowledged themselves 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, Tennessee, on this the 14th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public

