WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1-27-07

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 072
217 Pineway Drive		Group 07-0
Nashville, TN 37217		Parcel 241.00

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. 2 on the Re-Subdivision of Lots Nos. 32, 33, and 34 of Waters Place, as of record in Book 4470, Page 179, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 70 feet on Oakhurst Avenue and runs 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 A. 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 20000920-0093701, dated September 18, 2000, Register's Office for said County. See also deed of record in Instrument 20000920-0093701 and in Book 8355, Page 975, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4470, Page 179; and (3) Sanitary Sewer Easement of record in Book 4829, Page 823, 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 1308 Oakhurst Drive, Nashville, TN 37216

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 21st day of March, 2006.

Alice W. Jew Foundation

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

_____
Leland Watts, Trustee

Davidson County DEEDWARR
Recvd: 03/22/06 14:40 2 pgs
Fees:13.00 Taxes:173.90

20060322-0032935

FILE BOX 45

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. Procter, Jr. and Leland Watts 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 he/she as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by the said Roger L. Proctor, Jr. and Leland Watts as such Trustees.

Witness my hand and official seal at office at Nashville, TN on this the 21st day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

