Davidson County DEEDWARR
Recvd: 09/11/07 14:41 2 pg:
Fees:13.00 Taxes:125.80
20070911-0109060

WARRANTY DEED

JAMIE C. POLK
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 $ 34,000.00

Maria Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(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	Parcel ID:
217 Pineway Drive		08204002600
Nashville, TN 37217		

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. 144, and the southerly 19 feet of Lot No. 145 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 144 and part of Lot No. 145 fronts together 50 feet on the easterly side of No. 6th Street and runs back between parallel lines 165* feet to an alley. (*erroneously shown as 160 feet on prior deed).

Being the same property conveyed to the Alice 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 20000920-0093694, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees,a and (2) all matters appearing on the plan of record in Book 421, page 12, 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 1103 N. 6th Street, 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 10th day of September, 2007.

Alice W. Jew Foundation

BY: _____
Roger L. Proctor, Trustee

BY: _____
Leland Watts, Trustee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger L. Proctor, Trustee of Alice W. Jew Foundation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Trustee of the Alice W. Jew Foundation, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 11th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leland Watts, Trustee of the Alice W. Jew Foundation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Trustee of the Alice W. Jew Foundation, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 10th day of September, 2007.

My Commission Expires: 1/24/09

Notary Public

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