Davidson County DEEDWARR
Recvd: 12/17/07 10:25 2 pgs
Fees:13.00 Taxes:13.69

20071217-0144390

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 $ 3,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 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:
Isaac Beard	NEW OWNER	Parcel ID:
909 18th Ave. South, Ste. A		09207030400
Nashville, TN 37212		

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

Isaac Beard

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 the easterly part of Lot No. 8 on the Plan of J.W. Fulcher's Subdivision of Lot No. 17 of the Harding Lytle Tract as of record in Plan Book 1, Page 95, Chancery Court, described as follows:

Beginning at a point in the easterly margin of 19th Avenue North (formerly Durham Street) the common corners of Lots Nos. 7 and 8, thence with the line between said Lots easterly 72 feet more or less to a point in the southwest corner of a tract of land conveyed to Tennessee Wheel and Rubber Co. from Porter Hunter and wife, Bessie Hunter as of record in Book 3157, Page 283, Register's Office for Davidson County, Tennessee, thence northerly with Tennessee Wheel and Rubber Co.'s easterly line 50 feet to a point in the line between Lots 8 & 9; thence westerly with said line 72 feet more or less, to a point in the easterly margin of 19th Avenue North, thence southerly with said Avenue 50 feet to the point of beginning.

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, Manging Trustee of the Alice W. Jew Foundation pursuant to the last will and testament of Alice W. Jew, of record in Instrument 20000920-0093714, dated September 18, 2000, Register's Office for said County.

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 810 19th Avenue North, Nashville, TN 37208

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 13th day of December, 2007.

Alice W. Jew Foundation

BY: _____
Roger L. Proctor, Trustee

BY: _____
Leland D. Watts, Trustee

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 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 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 D. 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2007.

My Commission Expires: 3/7/11

Notary Public

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