WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(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:
Eldon Spraker, III	New Owner	Parcel ID:
6600 Ellesmere Rd.		09401014300
Nashville, TN 37205		

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

Eldon Spraker, III, unmarried

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. 70, on the Plan of Subdivision of Lot No. 3 - N.H. Hobson's Subdivision, property of the heirs of A.J. Caldwell, of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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 20001004-0098691, Register's Office for said County. See also deed of record in Book 8286, Page 940, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Plat Book 421, page 78, 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 1105 Lenore Street, 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.

Witness my hand this 9th and 10th day of June, 2009.

Alice W. Jew Foundation

BY: Roger L. Proctor, Jr., Trustee

BY: Leland Watts, Trustee

BILL GARRETT, Davidson County
Trans:T20090039251 DEEDWARR
Recvd: 06/12/09 11:04 2 pgs
Fees:13.00 Taxes:85.10

20090612-0054709

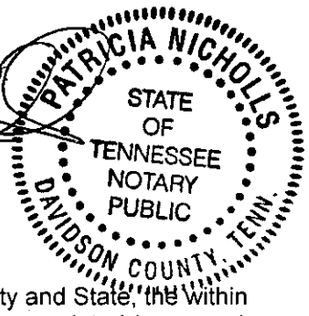
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger L. Procter, Jr., 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 as such Trustee of Alice W. Jew Foundation is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public



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, Trusteesof 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 as such Trustee of Alice W. Jew Foundation is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2009.

My Commission Expires: 11/7/12

Notary Public

