WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TENN. ANITA LESTER

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 Ellesmore Rd.		08203045800
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. 102 on the Map of Wills, Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office for said County, described as follows:

SAID Lot No. 102 fronts 50 feet on the easterly side of Lischey Avenue and runs back between parallel lines 165 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 20000920-0093690, said Register's Office, dated September 18, 2000. See also deed of record in Book 7822, Page 258, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 82, 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 1009 Lischey Ave., 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 31st day of May, 2013.

Alice W. Jew Foundation

BY: _____
Roger L. Proctor, Jr.
Trustee

BY: _____
Leland D. Watts
Trustee

BILL GARRETT, Davidson County
Trans:T20130045812 DEEDWARR
Recvd: 06/03/13 11:14 2 pgs
Fees:13.00 Taxes:114.70

20130603-0055528

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger L. Proctor, Jr. and Leland D. 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 signing the name of the said Roger L. Proctor, Jr. and Leland D. Watts as such Trustees.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

