This instrument prepared by Barksdale, Whalley, Gilbert, Frank & Milam, 13th fl, Third National Bank Bldg. Nashville, Tn. 37219

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Inez P. Silverfield (NAME)	Same (NAME)	93-6-3
4419 Curtiswood Cr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 76
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of Seventy-One Thousand and no/hundreths ($71,000.00) *Dollars,*

BOOK 6036 PAGE 48

The Sho-Bud Guitar Company, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* Inez P. Silverfield, her *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being part of Lot 81 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 141 feet 1½ inches, more or less, east of the easterly margin of Fifth Avenue, North, formerly Summer Street, said point being the southeast corner of the property conveyed to L. Luobanow, et al, by deed from Larkin Smith of record in Book 612, page 743, Register's Office for said County; thence with said Luobanow's easterly line northwardly 130 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly 22 feet 3 inches, more or less, to the northwest corner of the property conveyed to Vito A. Cerruti and wife, by deed from L. R. Campbell and Robert Lusk of record in Book 600, page 477, said Register's Office; thence with said Cerruti's westerly line southwardly 130 feet, more or less, to the northerly margin of Broadway; thence with same westwardly 22 feet 3 inches, more or less, to the beginning.

Being the same property conveyed to The Sho-Bud Guitar Company, Inc., a Tennessee Corporation by deed from Jean Kirshner Freedman, Berton Kirshner and Sheryl Kirshner Sherman of record in Book 3857, page 829, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,000.00

Subscribed and sworn to before me, this the 12TH day of APRIL 19 83

Affiant Inez P. Silverfield

My commission expires: 10-19-86 (Affix Seal)

Notary Public Nancy W. Smith

NOTARY PUBLIC DAVIDSON CO. TN

unimproved ( )
This is improved (X) property, known as 416 Broadway, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Inez P. Silverfield, her *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Inez P. Silverfield, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 12th *day of* April, 19 83 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

The Sho-Bud Guitar Company, Inc.

By: Harold B. Jackson Sr.
Harold B. Jackson, Sr.
President

BOOK 6036 PAGE 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nancy W. Smith, a Notary Public of the State and County aforesaid, personally appeared Harold B. Jackson, Sr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ~~the~~ The Sho-Bud Guitar Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 12th day of APRIL, 1983.

Nancy W. Smith Notary Public

Commission expires 10/19/86

NOTARY PUBLIC DAVIDSON CO. TN.

H 41433

IDENTIF. REFERENCE

APR 12 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6036 49

9713 04/12/83 10- CHECK

WARRANTY DEED

FROM

The Sho-Bud Guitar Company, Inc.

TO

Inez P. Silverfield

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6036 PAGE 50

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71000.00- CO	
			184.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 191.10-	
			9713A04/12/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4: 1: 4 3: 3:

IDENTIF. REFERENCE

APR 12 4 01 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 941460