40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/09/03 15:18 3pgs
Fees:18.00 Taxes:5550.00
20030609-0079353

ADDRESS NEW OWNER:

RSF Investors, LLC
c/o Jeff Rippy
429 Broadway
Nashville, TN 37203

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 93-6.3
Parcel 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Inez Silverfield, a/k/a Inez P. Silverfield, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RSF Investors, LLC, a Tennessee limited liability company ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

All that tract or parcel of land described in Exhibit "A" attached hereto.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 429 Broadway, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of June, 2003.

Inez Silverfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Inez Silverfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 6th day of June, 2003.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GOOCH, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,500,000.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

ANDREW B. GOOCH, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Said part of Lot No. 41 begins on the south side of Broad Street at a point in the center of a wall dividing the house on the lot hereby conveyed from that formerly owned by H.F. Bryan, running thence westwardly, with the southern margin of Broad Street, 20 feet, more or less, to the center of the upper and outside wall of said house, its western wall; thence southwardly, through the center of said wall, 46 feet, more or less; thence eastwardly, parallel with Broad Street, 4 feet, more or less; thence at right angles southwardly 43 feet, more or less, to a stone; thence eastwardly, parallel with Broad Street, 16 feet to said Bryan's line; thence northwardly, with Bryan's line and the center of the first mentioned wall 89 feet, more or less, to the beginning corner.

Being the same property conveyed to Julian Silverfield and wife, Inez P. Silverfield by deed from Leah Rose Werthan and Mary Jane Werthan, and Commerce Union Bank, solely in its capacity as Executor and Trustee of and under the Will of Sadie B. Werthan, deceased, of record in Book 4157, page 354, said Register's Office. The said Julian Silverfield having since died.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, 19 feet, 5-1/2 inches east of the southeast corner of 5th Avenue, South, formerly Summer Street, and Broadway; thence with the southerly margin of Broadway, eastwardly 19 feet, 6-1/2 inches to the northwest corner of the property conveyed to O.K. Galbraith by deed from Henrietta Stevens and husband, of record in Book 1044, page 88, Register's Office for said County; thence with Galbraith's westerly line, southwardly 46 feet to the northerly margin of an alley; thence with said alley, westwardly 19 feet, 6-1/2 inches to a point 19 feet, 5-1/2 inches east of the easterly margin of 5th Avenue, South; thence northwardly 46 feet to the beginning.

Tract III:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning at the southeast corner of 5th Avenue, South, formerly Summer Street and Broadway, formerly Broad Street, thence with the southerly margin of Broadway, eastwardly 19 feet 5 1/2 inches to a point opposite the center of the wall dividing the house on the lot herein described from the house on the lot immediately east of it; thence southerly through the center of said wall 46 feet to the northerly margin of an alley; thence with said alley westwardly 19 feet 5 1/2 inches to the easterly margin of 5th Avenue, South; thence with same northwardly 46 feet to the beginning.

Tracts II and III being the same property conveyed to Inez Silverfield by deed from Martha Foutch Schilthuis and husband, Jan J. Schilthuis, Jr., and John W. Schilthuis, an unmarried person, of record in Book 5203, page 592, said Register's Office.