Davidson County DEEDWARR
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Fees:13.00 Taxes:1850.00

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This Instrument Prepared By:

David B. Lyons
Attorney at Law
1308 Eighth Avenue North
NASHVILLE, TENNESSEE 37208
(615) 254-0202

WARRANTY DEED

New Owner	Send Tax Bill To	Map Number
TIMOTHY STEVE SMITH AND AL ROSS	TIMOTHY STEVE SMITH AND AL ROSS	W6 - 3900 MAP 93-6-3
422 BROADWAY	422 BROADWAY	**Parcel Number 108**
NASHVILLE, TN 37203	NASHVILLE, TN 37203	

For and in consideration of the sum of $500,000 (five hundred thousand dollars), the receipt of which is hereby acknowledged, the undersigned, Inez Silverfield and subject to a certain note and deed of trust filed contemporaneous herewith, the undersigned have bargained, sold and by these presents do transfer to Timothy Steve Smith and Al Ross, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 in the Subdivision of Lot 41 of the Davidson Academy Plan (sometimes referred to as college lots), not of record, and described as follows:
Beginning at a point on the south side of Broad Street, and running thence westwardly, with Broad Street, 23 feet 1 inch to the lot sold to Joseph W. Horton; thence at right angles, southwardly 100 feet; thence eastwardly 23 feet 1 inch to the western line of Lot No. 2 in said Subdivision; thence northwardly, along the western line of said Lot No. 2, 100 feet to the beginning.

Being the same property conveyed from I.D.E. Hooper, unmarried to [redacted], Inez P. Silverfield, by warranty deed of record in Book 4090, pages 802-3, Register's Office of Davidson County, Tennessee, and commonly referred to as 421 Broadway, Nashville, Tennessee, 37203.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof. To have and to hold, all and singular the premises, with the appurtenances, unto Timothy Steve Smith and Al Ross, their heirs and assigns forever. And we do hereby covenant with the said Timothy Steve Smith and Al Ross that we are lawfully seized and possessed of said land in fee simply, have good right to convey it, and the same is unencumbered, and to hereby warrant unto Timothy Steve Smith and

The actual consideration or value whichever is greater, for this transfer is $500,000.

Timothy Steve Smith
Affiant

Sworn to and subscribed before me, this the 15 day of July, 2003.

My Commission Expires:
5/29/2006

Notary Public

DAVID B. LYONS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Al Ross our right to convey clear right, title and interest to said real property, and shall protect and defend our right to convey clear title, and indemnify and hold Timothy Steve Smith and Al Ross harmless from any subordinate claims or challenges to our conveyance.

In witness whereof, we, Inez Silverfield, unto this day and year as set forth above.

Inez Silverfield
INEZ SILVERFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and said County and on said date, the within named Inez Silverfield, the above bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of July, 2003.

NOTARY PUBLIC

My Commission Expires:
5/29/2006

DAVID B. LYONS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $500,000.

Affiant

Sworn to and subscribed before me, this the 15 day of July, 2003.

My Commission Expires:
5/29/2006

Notary Public

DAVID B. LYONS NOTARY PUBLIC AT LARGE