Davidson County DEEDWARR
Recvd: 07/17/03 15:16 2pgs
Fees:13.00 Taxes:2590.00
20030717-0100665

This Instrument Prepared By:

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Attorney at Law
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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	**Map 93-6-3**
422 BROADWAY	422 BROADWAY	**Parcel Number 76**
NASHVILLE, TN 37203	NASHVILLE, TN 37203	

For and in consideration of the sum of $700,000 (seven 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:

Land in Davidson County, Tennessee, being part of Lot 81 of 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 1.5 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 of Davidson County, Tennessee; thence with said Luonabow'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 Registers Office; thence with said Cerruti's westerly line southwardly 130 feet, more or less, to the northerly margin of Broadway; thence with the same westwardly 22 feet, 3 inches, more or less, to the beginning.

Being the same property conveyed by the Sho-Bud Guitar Company Inc. to Inez P. Silverfield of record in Book 6306, pages 48-49, Register's Office of Davidson County, Tennessee. Commonly

referred to as 416 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 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 and [illegible] 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.

A. B. Ryan
NOTARY PUBLIC

My Commission Expires:
5/29/2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $700,000.

Timothy Steve Smith
Affiant

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

A. B. Ryan
Notary Public

My Commission Expires:
5/29/2005

DAVID B. LYON
NOTARY PUBLIC AT LARGE