PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 01/13/04 13:57 2pgs
Fees:13.00 Taxes:1402.30
20040113-0005372

W & I Ref:(45152) Title No: 45152
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rooms On The Row, LLC 7161 Forrest Oaks Drive Nashville, TN 37221	same

TAX MAP-PARCEL NUMBERS: 104-08-285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$379,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Newby and Judith P. Newby**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rooms On The Row, LLC, a Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's 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 the north 55 feet of the south one-half of the easterly part of Lot 46 on the Plan of O.B. Hayes Large Lots, called Rokeby, of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the westerly margin of 17th Avenue South, formerly Addison Street, 110 feet north of the common corner of Lot Nos. 46 and 55 (incorrectly referred to in past conveyances as Lot 65); thence at a right angle westerly 157.9 feet to an alley; thence with the margin of said alley northerly and parallel to the westerly margin of 17th Avenue South, 55 feet to a point; thence easterly and parallel with the first line, 157.9 feet to the westerly margin of the 17th Avenue South, thence with the margin of the same southerly 55 feet to the point of beginning.

Being the same property conveyed to Thomas H. Newby and Wife, Judith P. Newby by deed from The Executive Board of The Tennessee Baptist Convention, Inc. of record in Book 7996, Page 145, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21 Page 87, said Register's Office.

This conveyance is together with Grantors rights as Lessor as to the tenant in possession, and subject to the rights of said tenant as conferred by the lease, a copy of which has been furnished to Grantee.

This is improved property, known as: 1503 17th Ave. S., Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of January, 2004.

Thomas H. Newby

Judith P. Newby

State of TENNESSEE
County of DAVIDSON

On this 9th day of January, 2004 , before me the undersigned authority, personally appeared Thomas H. Newby Judith P. Newby , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $379,000.00

Affiant

Sworn and subscribed before me this the 9th day of January, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004