This Instrument Prepared By:

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PICK-UP

Davidson County DEEDWARR
Recvd: 05/05/04 14:20 2pgs
Fees:13.00 Taxes:1665.00
20040505-0051478

WARRANTY DEED

New Owner	Send Tax Bill To	Map Number
TIMOTHY STEVE SMITH AND AL ROSS JR	AL ROSS JR.	**93-6-3**
674 Timberlane Nashville, TN 37215	674 Timberlane Nashville, TN 37215	**Parcel Number 107**

This WARRANTY DEED made on the 5 day of May, 2004, between **Inez Silverfield, 4419 Curtiswood Cir., Nashville, TN 37204, Al Ross Jr., and Timothy Steve Smith,** hereinafter referred to as grantees.

That for and in the consideration of the One Dollars, ($1.00), the receipt of which is hereby acknowledged, **Inez Silverfield,** grantor, does hereby convey and transfer all right, title interest and possession of certain improved real property at 423 Broadway, Nashville, Tennessee, 37203, in fee simple to the grantees Troubadour Entertainment LLC, Al Ross Jr., and Timothy Steve Smith. The property is described as follows:

Being parat of Lot No. 41 on the first plan of Davidson Academy Lots, not of record, being the easterly 23 feet 1 ½ inches of lot No. 4 on an unregistered plan of part of said lot No. 41, described as follows:

Beginning on the southerly margin of Broad Street at Mary A. Miller's northwest corner, being the corner of lots Nos. 3 and 4 on said plan; thence with the southerly margin of Broad Street, westerly 23 feet 1-1/2 inches to the center of a party wall, being the northeast corner of 6-1/2 inches of ground conveyed to Annie E. Horton to Ms. J.W. Hoyte by agreement of record in book 250, page 172, Register's Office for Davidson County, Tennessee; thence with Hoyte's east line and with the center of said party wall, southerly 100 feet to D.S. Moore's north line; thence with his line, easterly 23 feet 1-1/2 inches to Mary A. Miller's southwest corner; thence with her line and the line between lots Nos. 3 and 4, northerly 100 feet to the beginning.

Being the same property conveyed to Julian Silverfield and wife, Inez Silverfield, by installment deed of record at Book 4211, Page 354, Register's Office of Davidson County, Tennessee, and release of lien of record in Book 4355, Page 156, Register's Office of Davidson County, Tennessee.

THIS IMPROVED PROPERTY IS AT 423 BROADWAY, NASHVILLE, TENNESSEE 37203

Together with all appurtenances, tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

The grantor, Inez Silverfield, further and forever warrants and covenants unto Troubadour Entertainment LLC, Timothy Steve Smith and Al Ross Jr., their heirs and assigns forever, that she is lawfully seized of said improved real property, that said real property is unencumbered at the time of this conveyance, that there are no liens or other encumbrances of record and not of record, and that the grantor Inez Silverfield has full right to convey said improve real property in fee simple. The grantor, Inez Silverfield, does hereby warrant and covenant her lawful title to said improved real property and shall protect and defend title to said improved real property, and her conveyance of said real property in fee simple, unencumbered, to the grantees, their heirs and assigns.

In witness whereof, **Inez Silverfield,** has hereunto this day and year as set forth above.

Inez Silverfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Benita Morton, a Notary Public in and for said County and State, the within named Inez Silverfield the bargainor, 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 5th day of May, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $450,000.

Affiant

Sworn to and subscribed before me, this the 5th day of _____, 2004.

My commission expires: 11-25-06

Notary Public