WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

Libbi D. McCullough

Libbi D. McCullough, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 19th DAY OF AUGUST, 2005

ERNEST B. WILLIAMS IV NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

Printed Name: Ernest B. Williams IV

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

My Commission Expires May 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/18/05 15:21 2 pgs
Fees:13.00 Taxes:2590.00

20050818-0098767

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAXBILLS TO:	MAP-PARCEL NUMBERS:
Libbi D. McCullough & Jesse Lee Jones 416 Broadway Nashville, Tennessee 37203	Same	093-6-3/76

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **I, INEZ P. SILVERFIELD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIBBI D. MCCULLOUGH** AND **JESSE LEE JONES,** AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF 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 Register's 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 to Inez P. Silverfield by Warranty Deed recorded at Book 6306, Page 48-49 Register's Office for Davidson County, Tennessee, subsequently conveyed by Grantor to Timothy Steve Smith and Al Ross by Warranty Deed recorded as Instrument No. 20030171-0100665 in the Registers Office for Davidson County, Tennessee, such interest being divested from Timothy Steve Smith and Al Ross by **ORDER** of the Chancery Court of Tennessee, Twentieth Judicial District, Davidson County entered August 2, 2005 and made of record as Instrument No. 20050812-0095754, Davidson County Register of Deeds.

This conveyance is subject to any and all existing easements and restrictions of record.

That **Notice of Lien *Lis Pendens*** filed as Instrument No. 20040126-0009613 is released by **ORDER** of the Chancery Court of Tennessee, Twentieth Judicial District, Davidson County entered August 2, 2005 and made of record as Instrument No. 20050812-0095754, Davidson County Register of Deeds.

~~That **Memorandum of Lease** dated December 20, 2001, of record as Instrument No. 20030508-0061761, by and between Grantor and Grantee, Libbi D. McCullough which lease shall terminate and merge with the interests granted Grantees herein~~. 84 RD

That **Grant of Option Right of First Refusal** at Instrument No. 20020125-0010591, Davidson County Register of Deeds has been exercised by this deed.

This is improved property, known as 416 Broadway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seised and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 17th day of August 2005.

Inez P. Silverfield

Inez P. Silverfield, an individual resident of Tennessee

STATE OF TENNESSEE)
COUNTY OF Davidson)

BEFORE ME, Renee' Dooley, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared **INEZ P. SILVERFIELD** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

WITNESS my hand and seal, this ____ day of August 2005.

Renee' Dooley

Notary Public

My Commission Expires: 7/21/07

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219
Attn: Ernest B. Williams IV, Esquire

RENEE DOOLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007