WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

Libbi D. McCullough

Libbi D. McCullough, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 17th DAY OF AUGUST, 2005

Notary Public

MY COMMISSION EXPIRES: May 24, 2008 (AFFIX SEAL)

ERNEST B. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 16:23 2 pgs
Fees:13.00 Taxes:1665.00

20050818-0098769

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAXBILLS TO:	MAP-PARCEL NUMBERS
Libbi D. McCullough & Jesse Lee Jones 416 Broadway Nashville, TN 37203	Same	093-6-3/107

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/WE, **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:

BEING part of Lot No. 41 on the first plan of Davidson Academy Lots, not of record, being the easterly 23 feet 1-1/2 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 Inez P. Silverfield and Julian Silverfield (now deceased) by deed recorded at Book 4211, page 354 Register's Office for Davidson County, Tennessee, subsequently conveyed by Grantor to Timothy Steve Smith, Al Ross Jr. and Troubadour Entertainment, LLC by Warranty Deed recorded as Instrument No. 20040505-0051478 Registers office for Davidson County, Tennessee, such interest being divested from Timothy Steve Smith, Al Ross and Troubadour Entertainment, LLC 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.

This is improved property, known as 423 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 17th 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

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

g:\worddocs\1654\honky tonk properties, l.l.c\closing documents-honky tonk\warranty deed 423 inez to l&j.doc
Lawyers Ref# NA025180NA
W&P Ref# 1654-019

Williams & Prochaska, P.C.