This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

Davidson County DEEDWARR
Recvd: 01/22/02 09:35 3pgs
Fees:18.00 Taxes:24.67
20020122-0008260

PICK-UP

LIMITED WARRANTY DEED

Address New Owner(s) as follows: THELMA GILLIAM, 2333 Florence Avenue, Arcadia CA 91007

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 30, Part of Parcel No. 233.

For and in consideration of the sum of **SIX THOUSAND SIX HUNDRED SIXTY SEVEN AND 67/100 ($6,667.67) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **THELMA GILLIAM**, authorized and empowered as Special Master by the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **THELMA GILLIAM**, her heirs and assigns, hereinafter referred to as Grantee, a one-third (1/3) interest in a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **unimproved** property, known as 4830 Whites Creek Pike, Whites Creek, Davidson County, Tennessee 37189.

TO HAVE AND TO HOLD said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **THELMA GILLIAM**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said interest to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4th day of JANUARY 2001.

Thelma Gilliam
THELMA GILLIAM, Special Master by the Court

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THELMA GILLIAM, Special Master by the Court**, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument as Special Master by the Court, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at ARCADIA, CALIFORNIA, this 4th day of JANUARY 2001.

Notary Public

My commission expires APRIL 25, 2005

ALICIA J. IMP
Commission # 1301575
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2005

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer, is $6,667.67.

Thelma Gilliam Affiant
Thelma Gilliam

Sworn to and subscribed before me
this 4th day of JANUARY 2001.

Notary Public

My commission expires APRIL 25, 2005

ALICIA J. IMP
Commission # 1301575
Notary Public - California
Los Angeles County
My Comm. Expires Apr 25, 2005

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Map No. 30
Parcel No. 233

Land in Davidson County, Tennessee, being the Final Plat of Royalty Subdivision as shown of record in Book 6050, page 541, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at an iron rod (old) in the southwesterly margin of Whites Creek Pike, common corner of the Sanford Newlin, Sr., tract as shown of record in Book 4536, page 141, said Register's Office; thence South 41 degrees 47 minutes 18 seconds West 753.08 feet to a point; thence North 40 degrees 53 minutes 14 seconds West 176.13 feet to a point; thence North 39 degrees 40 minutes 41 seconds East, 723.97 feet to an iron rod (new) in the southwesterly margin of Whites Creek Pike; thence, along the southwesterly margin of Whites Creek Pike, South 50 degrees 15 minutes 07 seconds East 200 feet to the point of beginning, and containing 130,680 square feet or 3.0 acres, more or less.

Being a part of the same property devised to John L. Gilliam, Thelma Gilliam and Stella Gilliam by the Last Will and Testament of Robert E. Gilliam, deceased, as shown of record in Will Book 81, page 481, Probate Court for Davidson County, Tennessee.

Stella Gilliam and Stella M. Gilliam are one and the same person.

John L. Gilliam died intestate in Davidson County, Tennessee, on 06 September 1984, without issue and leaving as his only heir-at-law his wife, Theresa P. Gilliam.

Thelma Gilliam and Stella M. Gilliam conveyed their two-thirds (2/3) undivided interest in this real property to David Lee Royalty and wife, Linda Carol Royalty by Deed as shown of record in Book **9100**, page **545**, Register's Office for Davidson County, Tennessee.

This real property is presently vested in the parties in the degrees as declared by the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, as shown in a Decree for Partition of Real Properties by Sale approved and entered by the Court on 31 May 2001, as shown of record at **Volume/page No. 1892/347272**, and Corrected Decree for Partition of Real Properties by Sale approved and entered by the Court on 20 July 2001, nunc pro tunc 31 May 2001, as shown of record as **Volume/page No. 2002/367777**, in the matter of Thelma Gilliam and Mildred Gilliam Ashabraner, v. Hilda Johnson, et al, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 00P-1237, as shown on **Exhibit C-2** attached to and made a part thereof and attached hereto.

This real property is conveyed pursuant to an Order of Sale approved and entered by the Court on 05 October 2001, as shown in **Volume/page No. 2274/417905**, in the matter of Thelma Gilliam and Mildred Gilliam Ashabraner, v. Hilda Johnson, et al, Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. 00P-1237.

This is **improved** property, known as **4830 Whites Creek Pike, Whites Creek, Davidson County, Tennessee 37189.**