Davidson County DEEDWARR
Recvd: 02/08/02 14:26 2pgs
Fees:13.00 Taxes:270.40

20020208-0017583

This Instrument Prepared By:
SEAN QUEEN
106 HERITAGE DR
WHITE HOUSE TN, 37188

ADDRESS NEW OWNER:
ROYALTY PROPERTIES, LLC
P.O. BOX 1648
WHITE HOUSE TN. 37188

SEND TAX BILL:
NEW OWNER

MORTGAGEE: N/A

MAP AND PARCEL:
MAP 52 GRP IC
PARCEL 25.00 CO
IID-94658

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, MARY L. GOINES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROYALTY PROPERTIES, LLC., hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit: BEING LOT NO. 25 ON THE PLAN OF NEELY'S CHASE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 196, REGISTERS OFFICE FOR DAVIDSON CO., TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO MARY L. GOINES, MARRIED, BY DEED FROM MICHAEL C. SULLIVAN AND WIFE, DEBORAH B. McMANUS, OF RECORD IN BOOK 20001030-0107511, REGISTERS OFFICE FOR DAVIDSON CO., TENNESSEE.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.
THIS CONVEYANCE SUBJECT TO MORTGAGE OF RECORD IN INST: 20001030-0107512, AND AS ASSIGNED IN INST: 20010912-0099047, SAID REGISTERS OFFICE.
MARY GOINES AND MARY L. GOINES IS ONE IN THE SAME PERSON.

This is improved/unimproved property known as 501 ROBBIE ANN CT. MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROYALTY PROPERTIES, LLC, their heirs and assigns, forever; and I/we, MARY L. GOINES do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this the 5TH day of FEB., 2002.

Mary L Goines
MARY L. GOINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary L. Goines the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of February, 2002.

Toni Barrett
NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,081.55.

ROYALTY PROPERTIES, LLC. PRESIDENT
AFFIANT

Subscribed and sworn to before me this 5th day of February, 2002.

Toni Barrett
NOTARY PUBLIC
My Commission Expires: 5-

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.