This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
ROYALTY PROPERTIES, LLC
P. O. Box 1648
White House, TN 37188,

SEND TAX BILL:
(Owner)

MAP AND PARCEL:
MAP 72-10
PARCEL 321/322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Dobbins, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROYALTY PROPERTIES, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 42 and 43 on the Plan of Charles Y. Coggins First Addition to Nashville, of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mary Dobbins, by deed from Ardell Dobbins, Jr. and Issac Columbus Vaughn, Jr. of record in Book 11047, Page 45, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to Deed of Trust payable to Associates Home Equity Loan Corp., of record in INST: 20010313-0023676, said Register's Office.

This is improved property known as 1628 Chase Street, Nashville TN 37216.

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, its successors and assigns, forever; and I, Mary Dobbins do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, its successors 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.

Davidson County DEEDWARR
Recvd: 03/06/02 09:50 2pgs
Fees:13.00 Taxes:96.04
20020306-0027850

Witness my hand this the 5th day of March, 2002.

Mary Dobbins

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 Dobbins, the bargainor, 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 March, 2002.

NOTARY PUBLIC

My Commission Expires: 5/30/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,957.74

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 5/30/04