This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

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

MORTGAGEE:
Union Planters National Bank
P. O. Box 3137
Memphis, TN 38173-0137

Davidson County DEEDWARR
Recvd: 03/25/02 13:45 2pgs
Fees:13.00 Taxes:220.06
20020325-0036009

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 42-12
PARCEL 88
11D-94465

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, Pamela Rochelle Sawyers, unmarried, 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 Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 2, on the Plan of Heritage View Subdivision, Section One, of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Pamela Rochelle Sawyers, by Quitclaim Deed from John Edward Sawyers, of record in Book 10142, Page 161, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a first mortgage payable to Union Planters Bank, N. A. of record in Book 7908, Page 159, and as re-recorded in Book 7915, Page 524; and a second mortgage payable to Citi-Financial, of record in Book 10370, Page 96, said Register's Office.

This conveyance is subject to restrictions of record in Book 778, Page 461 and Book 8592, Page 433, and such easements and setback lines of record in Plat Book 6900, Page 772, said Register's Office.

This is improved property known as 1504 Heritage View Blvd., 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, its successors and assigns, forever; and I, Pamela Rochelle Sawyers, 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 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 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.

Witness my hand this the 21st day of March, 2002.

Pamela Rochelle Sawyers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named 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 21st 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 $ 59,475.63.

ROYALTY PROPERTIES LLC — CHIEF MANAGER
AFFIANT

Subscribed and sworn to before me this 21st day of March, 2002.

NOTARY PUBLIC
My Commission Expires: 5-30-04