Davidson County DEEDWARR
Recvd: 07/30/02 13:21 2pgs
Fees:13.00 Taxes:227.55
20020730-0091196

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

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
WASHINGTON MUTUAL
2210 Enterprise Drive
Florence, SC 29501

MAP AND PARCEL:
MAP 72-1
PARCEL 112.00
12DZ-97028

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, Mamie E. Keeling, 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 Lot No. 20, on the Plan of Haynes Heights Subdivision, Section II, of record in Plat Book 2331, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Benjamin T. Keeling and wife, Mamie E. Wright Keeling, by deed from N. H. Barker and Herschel Greer, of record in Book 2599, Page 111, Register's Office for Davidson County, Tennessee. The said Benjamin T. Keeling having since died.

This is improved property known as 608 Malta, Nashville, Tennessee 37207.

This conveyance subject to mortgage payable to HOMEQ SERVICING CORPORATION, FKA TMS MORTGAGE INC., DBA THE MONEY STORE, record in Book 11297, Page 78, said Register's Office.

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, Mamie E. Keeling 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.

Witness my hand this the 30th day of July, 2002.

Mamie E. Keeling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mamie E. Keeling 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 30 day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11/26/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,500.00

ROYALTY PROPERTIES, LLC
AFFIANT
CHIEF MGR

Subscribed and sworn to before me this 30th day of July, 2002.

NOTARY PUBLIC
My Commission Expires: 11/26/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON } **SS**

I, **BILL COVINGTON,** *Clerk of Davidson County, Tennessee having a seal, do hereby certify that* Darren K. Simon *whose name is subscribed to the affidavit or certificate of the proof of acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such affidavit, proof, or acknowledgment, a Notary Public at Large in and for the County of Davidson, commissioned and sworn, and duly authorized under the laws of Tennessee to take the same, and duly authorized to take and certify the acknowledgment and proof of deeds to be recorded in this State. And I do further certify that I am well acquainted with the handwriting of such Notary, and verily believe that the signature to said affidavit, or certificate of proof, or acknowledgment, is genuine; that said Notary's commission is dated* 11-26, 01, *and expires* 11-26, 05.

And I do further certify that under the Laws of Tennessee, impressions of the seal of Notaries Public are not required to be filed with the County Clerk or with the Clerk of the County Court.

Witness my hand and seal of said office, at Nashville, Tennessee, this 30 *day of* July, 02.

Bill Covington, *Clerk*

By , *D.C.*