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

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

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 08/22/02 14:48 2pgs
Fees:13.00 Taxes:233.10
20020822-0101736

MAP AND PARCEL:
MAP 71-09
PARCEL 12

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, we, James Lee Johnson and John Wesley Johnson, hereinafter called the Grantors, 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. 5, on the Plan of Haynes Meade Subdivision, of record in Plat Book 2854, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Lee Johnson and John Wesley Johnson, by Quitclaim Deed from Robert Greene, Trustee of record in Book 11742, Page 817, 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 held by Household Finance, of record in INST: 19991229-0308019, and as assigned in INST: 200004004-0033368, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account if one, to be transferred to Grantee.

This is improved property known as 1609 Baptist World Center Drive, Nashville TN 37208

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 we, James Lee Johnson and John Wesley Johnson do covenant with the said Grantee 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 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 our hands this the 22nd day of August, 2002.

James Lee Johnson

John Wesley Johnson

Sandra J. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Lee Johnson and John Wesley Johnson and Sandra J. the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 63,000.00

CHIEF MANAGER
ROYALTY PROPERTIES, LLC
AFFIANT

Subscribed and sworn to before me this 22nd day of August, 2002.

NOTARY PUBLIC
My Commission Expires: