Davidson County DEEDWARR
Recvd: 10/11/02 15:31 2pgs
Fees:13.00 Taxes:178.42
20021011-0125467

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:
to Owner

MAP AND PARCEL:
MAP 43-06
PARCEL 72

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, Norma Jean Sullivan, unmarried, 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. 1, on the Plan of Madison Park Section One (1), of record in Plat Book 3106, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Norma Jean Sullivan, by deed from Richard E. Hargrove and wife, Vikki M. Hargrove of record in Book 9684, Page 803, Register's Office for Davidson County, Tennessee.

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

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This conveyance subject to mortgage of record in INST: 20011217-0139065 of record in said Register's Office.

This is improved property known as 326 Singer Drive, 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, Norma Jean Sullivan 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 ny hand this the 10 day of October, 2002.

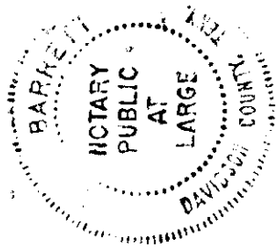
Norma Jean Sullivan
Norma Jean Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Norma Jean Sullivan 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 10th day of October, 2002.

Toni Barrett
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 $ 48,221.00

ROYALTY PROPERTIES, LLC
CHIEF MGR
AFFIANT

Subscribed and sworn to before me this 10th day of October, 2002.

Toni Barrett
NOTARY PUBLIC
My Commission Expires: 5-30-04

