This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-4679
This instrument prepared from information furnished by parties

Davidson County DEEDWARR
Recvd: 10/23/02 08:15 2pgs
Fees:13.00 Taxes:196.49
20021023-0129782

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 34-14
PARCEL 36.00
11D-27355

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, Anna L. Taylor, 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. 72, on the Plan of Stanley Land, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Anna L. Taylor by Quitclaim Deed from Daniel Ray Taylor, as a part of a Marital Dissolution Agreement in the Second Circuit Court of Davidson County, Docket No. 96D-1170, of record in Book 10060, Page 487, 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 Book 8755, Page 562, to Calvary Banking, and as assigned to CitiMortgage INC., said Register's Office.

Anna L. Taylor and Anna LaGayle Taylor is one and the same person.

This is improved property known as 103 Dinwiddie Court, Madison, TN 37115

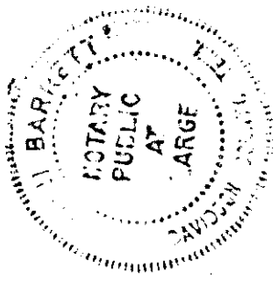
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROYALTY PROPERTIES, LLC., its successors and assigns, forever; and I, Anna L. Taylor, do covenant with the said Grantee that I am lawfully seized and possessed of said 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 22nd day of October, 2002.

Anna L. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anna L. Taylor, 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 22nd day of October, 2002.



Joni Barrett
NOTARY PUBLIC

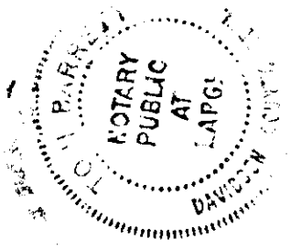
My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,106.00

CHIEF MGR. ROYALTY PROPERTIES, LLC.
AFFIANT

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



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