File Box 24

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

ADDRESS NEW OWNER:
Marvin D. Cook and Barbara A. Cook
P. O. Box 148761
Nashville, TN 37214

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-1
PARCEL 8.00
12D-03700

Davidson County DEEDWARR
Recvd: 12/02/02 08:49 2pgs
Fees:13.00 Taxes:155.40
20021202-0147616

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, ROYALTY PROPERTIES, LLC hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marvin D. Cook and Barbara A. Cook, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 50, on the Plan of Shepardwood Subdivision, Section I, of record in Plat Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to ROYALTY PROPERTIES, LLC, by deed from Thurman L. Whitsey and wife, Charlie Mae Whitsey of record in INST: 20020624-0075699, Register's Office for Davidson County, Tennessee.

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

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record in Book 4361, Page 11; Covenants of record in Book 7910, Page 855, and as re-recorded 9471, Page 372; and such easements and setback lines of record in Plat Book 4178, Pages 82 and 83, said Register's Office. Taxes for 2002 have been pro-rated and paid.

This is improved property known as 2525 Allenwood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin D. Cook and Barbara A. Cook, their heirs and assigns, forever; and ROYALTY PROPERTIES, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 November, 2002.

ROYALTY PROPERTIES, LLC

Sean R. Queen, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean R. Queen as Chief Manager of ROYALTY PROPERTIES, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 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 $ 42,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/27/2004