This Instrument Prepared By:
TITLE ESCROW, INC.
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 Mortgagee

MORTGAGEE:
Bank of America

MAP AND PARCEL:
MAP 52-2
PARCEL 155
11D-45960

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, Gary Franklin Biggs, 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 the easterly 30 feet of Lot No. 11, and the westerly 50 feet of Lot No. 12, on Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Gary Franklin Biggs by deed from Tonya L. Skelton, unmarried, of record in Book 8681, Page 546, Register's Office for Davidson County, Tennessee.

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

This conveyance subject to Mortgage of record in Book 7327, Page 764, as assigned to Bank of America.

This is improved property known as 701 Blackstone Avenue, 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, Gary Franklin Biggs 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 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.

Davidson County DEEDWARR
Recvd: 02/25/03 12:28 2pgs
Fees:13.00 Taxes:140.60



20030225-0024879

Witness my hand this the 25th day of February, 2003.

Gary Franklin Biggs

Gary Franklin Biggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Franklin Biggs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25 day of February, 2003.

Carrie Dawn Menchaca

NOTARY PUBLIC

My Commission Expires: 11-29-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 38,000.

CHIEF MGR. ROYALTY PROP[illegible], LLC

AFFIANT

Subscribed and sworn to before me this 25 day of February, 2003.

Carrie Dawn Menchaca

NOTARY PUBLIC

My Commission Expires: