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

File Box 24

ADDRESS NEW OWNER:
Laurie J. Queen
P. O. Box 1648
White House, TN 37188,

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-13
PARCEL 386

QUITCLAIM DEED

ROYALTY PROPERTIES, LLC, hereby Quitclaims all of its interest unto Laurie J. Queen, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 130, on the Plan of Hortense Plan, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 130 fronts 50 feet on the easterly side of 35th Avenue North, formerly Woodbin Street, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to ROYALTY PROPERTIES, LLC, by deed from Belinda H. Bean, of record in INST: 20030220-0022784, Register's Office for Davidson County, Tennessee.

This is improved property known as 254 and 256 35th Avenue, North, Nashville TN 37209.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, ROYALTY PROPERTIES, LLC, does hereby Quitclaim and convey all of its interest unto the said Laurie J. Queen, her heirs and assigns, and ROYALTY PROPERTIES, LLC covenants with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. 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 26th **day of February, 2003.**

ROYALTY PROPERTIES, LLC

Sean R. Queen
Chief Manager

Davidson County DEEDQC
Recvd: 02/26/03 16:21 2pgs
Fees:12.00 Taxes:0.00

20030226-0025892

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me Sean R. Queen 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 Chief Manager 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, at office, this the 24 day of February , 2003.

Roy L Gregory
Notary Public

My Commission expires: 08/09/04

STATE OF TENNESSEE)
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $ -0-

Sean J. Queen
AFFIANT

Subscribed and sworn to before me
this 24th day of February, 2003.

Roy L Gregory
NOTARY PUBLIC

My Commission Expires: 08/09/04