PICK-UP

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

Davidson County DEEDWARR
Recvd: 04/21/03 14:35 2pgs
Fees:13.00 Taxes:92.50
20030421-0052001

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 73-9
PARCEL 188.00

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, William O. Hardison, 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. 371, on the Plan of Burchwood Gardens, Section 3, of record in Plat Book 2900, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to William O. Hardison and wife, Mildred D. Hardison by deed from Lydia H. Evans, James C. Evans and Margie H. Evans of record in Book 4122, page 63; and subsequently conveyed by Mildred D. Hardison to William O. Hardison by deed of record in Book 4536, Page 662, Register's Office for Davidson County, Tennessee

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

This conveyance subject to Deed of Trust payable to American National Home Equity of record in INST: 20001025-1015904, and as assigned to Provident Bank by INST: 20030327-0040249, said Register's Office.

This is improved property known as 1835 Willow Springs Drive, Nashville TN 37216

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, William O. Hardison, 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 21 day of April, 2002.

William O. Hardison
William O. Hardison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William O. Hardison, 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 21st day of April, 2003.

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 $ 25,000.

CHIEF MGR. ROYALTY PROPERTIES, LLC
AFFIANT

Subscribed and sworn to before me this 21st day of April, 2003.

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