Davidson County DEEDWARR
Recvd: 06/04/03 15:03 2pgs
Fees:13.00 Taxes:22.20

20030604-0076655

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Royalty Properties, LLC	**Royalty Properties LLC**	083-10-0 171.00
106 Heritage Drive	**106 Heritage Dr.**	
White House, TN 37188	**White House, TN**	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**6,000.00**

CHIEF MGR ROYALTY PROPERTIES LLC
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 4th DAY OF June, 2003.

Joni Barrett
Notary Public

MY COMMISSION EXPIRES: 5-30-04
(affix seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Roy Neil Cook and Johnna M. Cook for the purpose of conveying any marital interest in the subject property BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royalty Properties, LLC HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 11,12, and 13 on the Map of W.R. Cornelius, Jr.'s Subdivision as of record in Book 57, page 124, Register's Office for said County.

Said part of Lot 11 fronts 50 feet on the easterly side of North 16th Street and together with Lots Nos. 12 and 13 extends back between parallel lines with the southerly margin of an alley, 162 feet to a dead line.

BEING the same property conveyed to Roy E. Cook and wife, Susie M. Cook by deed from Mrs. Charlye Perkins of record in Book 4939, page 997, Register's Office for Davidson County, Tennessee. The said Roy E. Cook have since died, predeceasing Susie M. Cook. Said property having been devised to the said Roy Neil Cook under the will of Susie Whitfield Cook of record in Will Book 5282, page 1128432 Probate Clerk's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 205 North 16th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 27 day of May, 2003.

Roy Neil Cook
ROY NEIL COOK

Johnna M. Cook
JOHNNA M. COOK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Roy Neil Cook and Johnna M. Cook, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2003.

Jone Barrett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-04