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 164
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 150-7
PARCEL 450.00
02DX-5079

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, Teresa L. Massa, 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. 49-B, Zone Lot Division, Lot 49, Lakeshore Woods, Section 2, of record in Book 6250, Page 160, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Teresa L. Massa, unmarried, by deed from Jack Kemp, Secretary of the Housing and Urban Development, of record in Book 8409, Page 530, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to such easements and setback lines of record in Book 6250, Page 160, said Register's Office.

This conveyance subject to Deed of Trust payable to FirstStar Bank/THDA of record in Book 8409, Page 533, said Register's Office.

This is improved property known as 3336 Oak Trees Court, ANTIOCH TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Teresa L. Massa, her heirs and assigns, forever; and I, Teresa L. Massa, 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.

Davidson County DEEDWARR
Recvd: 07/24/03 15:46 2pgs
Fees:13.00 Taxes:150.96
20030724-0103950

Witness my hand this the 22nd day of July, 2003.

Teresa L. Massa

Teresa L. Massa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Teresa L. Massa, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 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 $ 40,801.

Joan E CHIEF MGR.
AFFIANT

Subscribed and sworn to before me this 22nd day of July, 2003.

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