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 80-8
PARCEL 31.00

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, Robin Bonner, single, 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. 327, on the Plan of Bordeaux Gardens, Section I, of record in Plat Book 3300, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robin Bonner by the AGREEMENT TO SET ASIDE FORECLOSURE SALE AND REINSTATEMENT AND REAFFIRMATION OF NOTE AND DEED OF TRUST from TENNESSEE HOUSING DEVELOPMENT AGENCY, of record in INST: 20030616-00842406, Register's Office for Davidson County, Tennessee.

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

This conveyance subject to Trust Deed payable to TENNESSEE HOUSING DEVELOPMENT AGENCY, of record in Book 9728, Page 218, said Register's Office.

This is improved property known as 3239 Crowe Drive, Nashville TN 37218

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, Robin Bonner 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:148.00
20030724-0103951

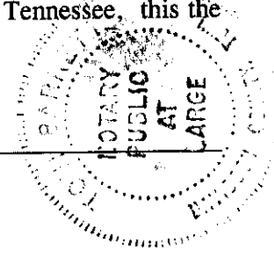
Witness my hand this the 13th day of June, 2003.

Robin L Bonner
Robin Bonner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robin Bonner, 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 13th day of June, 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 $ 40,000.00.

CHIEF MGR ROYALTY PROPERTIES, LLC
AFFIANT

Subscribed and sworn to before me this 13th day of June, 2003.

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

