WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/03 15:50 2pgs
Fees:13.00 Taxes:415.30

20030807-0112894

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,243.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zakkiyyah Morrow (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 71-9
1609 Baptist World Center Dr. (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 12
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	13DA9890

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Royalty Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zakkiyyah Morrow, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 5, Section One, Haynes Meade, of record in Book 2854, Page 95, Register's Office, Davidson County, Tennessee.

Being the same property conveyed ~~to~~ James Lee Johnson and John Wesley Johnson by deed ~~from~~ to Royalty Properties, LLC of record in Instr.:#20020822-0101736, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to a public utility easement and minimum building setback line of record in Book 2854, Page 95, said Register's Office.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 1609 Baptist World Center Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July 2003

Royalty Properties, LLC

By:

Sean Queen, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Sean Queen and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Royalty Properties, LLC the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Sean Queen as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of July 2003.

My commission expires 11-26-2005 Notary Public