This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 12/03/03 14:38 2pgs
Fees:13.00 Taxes:170.20
20031203-0173994

ADDRESS NEW OWNER:
Mary L. Mingle and William S. Mingle
904 Chadfield Court
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 150-07-0
PARCEL 450.00
2DX-5079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROYALTY PROPERTIES, L.L.C., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary L. Mingle and husband,William S. Mingle, as tenants by the entirety, 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 No. 49-B, Zone Lot Division of Lot 49 on the Plan of Lakeshore Woods, Section 2, of record in Plat Book 6250, Page 160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to ROYALTY PROPERTIES, L.L.C., by deed from Teresa L. Massa of record in INST: 20030724-0103950, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS", no warranties expressed or implied, and is subject to any and all easements of record.

This conveyance is subject to restrictions of record in Book 6063, Page 351; Book 6112, Page 546, as made applicable in Book 6230, Page 385; and Book 6234, Page 140, and such easements and setback lines of record in Plat Book 6250, Page 160, said Register's Office.

Taxes for 2003 have been pro-rated and and paid.

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 Mary L. Mingle and husband, William S. Mingle, their heirs and assigns, forever; and ROYALTY PROPERTIES, L.L.C. does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 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 26th day of November, 2003.

ROYALTY PROPERTIES, L.L.C.

Sean R. Queen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean R. Queen as Chief Manager of ROYALTY PROPERTIES, L.L.C., 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 and who further acknowledged that he is the Chief Manager of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 46,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of November, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004