RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 01/13/04 15:34 2pgs
Fees:13.00 Taxes:462.13
20040113-0005485

ADDRESS NEW OWNER:
Dorthey G. Smith
608 Malta Drive
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59-16
PARCEL 4.00
13DA-36975

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, ROYALTY PROPERTIES, LLC hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Dorthey G. Smith, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 20, on the Plan of Haynes Heights Subdivision, Section II, of record in Plat Book 2331, Pages 58 and 59, 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, LLC , by deed from Benjamin T. Keeling and wife, Mamie E. Wright Keeling of record in INST: 20020730-0091196, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the Plan of record in Plat Book 2331, pages 58 and 59, said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantee.

This is improved property known as 608 Malta Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorthey G. Smith, unmarried, her heirs and assigns, forever; and ROYALTY PROPERTIES, LLC does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 8th day of January, 2004.

ROYALTY PROPERTIES, LLC

Sean R. Queen, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sean R. Queen 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, at office, this the 8th day of January, 2004.

Notary Public

NOTARY PUBLIC AT LARGE
HAROLD REEVES
TENNESSEE
DAVIDSON COUNTY

My Commission expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 124,900.00

AFFIANT

Subscribed and sworn to before me this 8 day of January, 2004.

NOTARY PUBLIC
My Commission Expires:

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007