Davidson County DEEDQC
Recvd: 02/25/04 10:50 2pgs
Fees:12.00 Taxes:0.00
20040225-0021314

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

**ADDRESS NEW OWNER:**
**SOLUTION HOME BUYERS, INC.**
**P. O. Box 1648**
**White House, TN 37188**

**SEND TAX BILL:**
***Owner***

**MAP AND PARCEL:**
**MAP 73-9**
**PARCEL 188.00**

## QUITCLAIM 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 consideration, the receipt of which is hereby acknowledged,

**ROYALTY PROPERTIES, LLC** hereby Quitclaims all of its interest unto SOLUTION HOME BUYERS, INC., 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. 371, on the Plan of Burchwood Gardens, Section 3, of record in Plat Book 2900, Page 116, 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 William O. Hardison, a widower, of record in INST: 20030421-0052001, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.
This conveyance subject to Deed of Trust payable to American National Home Equity of record in INST: 20001025-1015904, said Register's Office; and as assigned to Provident Bank by INST: 20030327-0040249, said Register's Office. THIS conveyance subject to such easements and setback lines of record in Book 2900, Page 116, said Register's Office.

This is improved property known as 1835 Willow Springs Drive, Nashville TN 37216

**FOR THE EXPRESS PURPOSE** of carrying out the intent of this conveyance, as above set out, ROYALTY PROPERTIES, LLC, does hereby Quitclaim and convey all of its interest unto the said SOLUTION HOME BUYERS, INC., its successors and assigns, and ROYALTY PROPERTIES, LLC covenants with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. 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 20TH day of February, 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 18th day of February, 2004.**

**Notary Public**

DAWN LENIGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**My Commission Expires:**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**The actual value or consideration, whichever is greater, for this transfer is $ -0-.**

**AFFIANT**

**Subscribed and sworn to before me**
**this ~~18th~~ DL 20TH day of February, 2004.**

**NOTARY PUBLIC**
**My Commission Expires:** May 29, 2005

DAWN LENIGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.