THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

THIS INDENTURE, made the 3rd day of May, A. D. 2004, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and ROYALTY PROPERTIES LLC, party of the second part,

WITNESSETH, that by order of Chancery Court, in the case of Paulette Barksdale Burton, Plaintiff and Terry Wayne Barksdale, Defendant, Case No. 01-2107-I, and entered as Order Control No. 364188, the Clerk and Master did on the 9th day of October, 2003, sell at public auction the real estate hereinafter described to ROYALTY PROPERTIES LLC for SIXTY FIVE THOUSAND THREE HUNDRED DOLLARS AND NO CENTS ($65,300.00), the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to ROYALTY PROPERTIES LLC and to their heirs and assigns forever said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

> Land in Davidson County, Tennessee, being parts of Lots Nos. 78, 79, 80, 81 and 98, and part of the Ward Highway in East Madison Addition, unrecorded, described according to a survey made by Harvey Gee, Surveyor, dated June 27, 1964, as follows:
>
> Beginning on the easterly margin of Farris Avenue, extended at the southwest corner of the property conveyed to Travis Chester Carney and wife, by deed from Walter E. Hancock and wife, of record in Book 2961, Page 342, Register's Office of Davidson County Tennessee; thence with said Carney's South boundary line, South 85 deg. 06' East 193.5 feet to an old iron pin; thence South 3 deg. 18' West 82.25 feet to an old iron pin; thence South 89 deg. 41.5' West 218.67 feet to the easterly margin of Farris Avenue, extended; thence with the same, around

Davidson County DEEDWARR
Recvd: 05/19/04 15:35 2pgs
Fees:13.00 Taxes:241.61
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a slight curve, having a radius of 300 feet, North 105.6 feet to the beginning.

Being the same property conveyed to Charles Burton Barksdale and wife, Willer Dean Murhead Barksdale by Deed from Walter L. Odom J., and wife, Dorothy V. Odom recorded in Book 3618, page 523, Register's Office for Davidson County, Tennessee and further being conveyed to Charles Burton Barksdale and wife Willer Dean Murhead Barksdale by Deed of Correction from Walter L. Odom Jr., and wife Dorothy V. Odom recorded in Book 3793, Page 947, Register's Office for Davidson County, Tennessee. Charles Burton Barksdale having predeceased his wife. The estate of Willer Dean Murhead Barksdale being Docket No. 99P-1972 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to ROYALTY PROPERTIES LLC and to their heirs and assigns forever,

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Michael Gaffney, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of May, 2004.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,300
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May 20 04
Deputy Register

Vicki T. Gaffney
NOTARY PUBLIC
My Commission Expires Nov. 27, 2004