THIS INSTRUMENT PREPARED BY:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
(615) 855-1730

Davidson County DEEDWARR
Recvd: 07/01/04 13:12 3pgs
Fees:18.00 Taxes:268.07
20040701-0078474

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25TH day of JUNE, 2004 by and between ROYALTY PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter called Grantor and TERRY W. BARKSDALE, UNMARRIED his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt of which is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to wit, more particularly described on Exhibit "A", attached hereto and made a part thereof by this reference.

BEING the same property conveyed to Royalty Properties LLC by Deed dated May 03, 2004, from Cristi Scott, Clerk and Master, Chancery Court, Davidson County, Tennessee, by ORDER of Chancery Court, in the case of Paulette Barksdale Burton, Plaintiff and Terry Wayne Barksdale, Defendant, Case No. 01-2107-I, ORDER Control No. 364188, of record at Instrument No. 20040519-0059043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements and restrictive covenants of record.

This is improved property known as: 409 Farris Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be executed by and through its duly authorized officers, this 25th day of JUNE, 2004.

Royalty Properties, LLC,
a Tennessee Limited Liability Company

Sean Queen, Chief Manager

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 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Chief Manager of the Royalty Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor an LLC, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the LLC, by the said Sean Queen as such Chief Manager.

Witness my hand and Official Seal at office this 25th day of June, 2004.

DANIEL L. WISCHNOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires:
My Commission Expires SEPT. 22, 2007

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New Owner: Terry W. Barksdale
Property Address: 409 Farris Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mail Tax Bill to: Option One Mortgage Corporation, 3 Ada, Irvine, CA 92618

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater for this transfer is $72,450.00

Terry W. Barksdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2004.

Notary Public
My Commission Expires:

DANIEL L. WISCHNOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 22, 2007

EXHIBIT "A", Legal Description

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 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 a slight curve, having a radius of 300 feet, North 105.6 feet to the beginning.