WARRANTY DEED

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 2005

Notary Public

MY COMMISSION EXPIRES: 04/05/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royal Oak Investments, Inc. (NAME)	Royal Oak Investments Inc. (NAME)	141-7-0-B-57-CO
6932 Somerset Farms Circle (ADDRESS)	P.O. Box 711 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Fairview Tn 37062 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ryan N. Sledge, unmarried and James D. Sledge and wife, Gail Sledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royal Oak Investments, Inc.

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:

LAND in Davidson County, Tennessee, being Lot No. 113, on the First Revision of Somerset Farms, Section Three, as shown on plat of record in Plat Book 7900, page 741, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ryan N. Sledge, unmarried and James D. Sledge, married by deed dated 8/29/01 and recorded 11/7/01 from Betty Jean Matthews and husband, Clyde D. Matthews of record in Instrument No. 20011107-0122043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 06/07/05 09:19 2 pgs
Fees:13.00 Taxes:647.50
20050607-0064774

unimproved ( )
This is improved (X) property, known as 6932 Somerset Farms Circle, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 27th day of May, 2005

Ryan N. Sledge

James D. Sledge
By: Ryan N. Sledge, Atty-In-Fact
Ryan N. Sledge, Attorney-in-fact

Gail Sledge
By: Ryan N. Sledge, Atty-In-Fact
Ryan N. Sledge, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~James D. Sledge~~ Ryan N. Sledge

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of May 2005.

Commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 27th day of May, 2005, personally appeared before me, Ryan N. Sledge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of ~~Ryan N. Sledge~~ James D. Sledge & Gail Sledge and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 27th day of May, 2005

My commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires