Davidson County DEEDTRS
Recvd: 03/24/06 10:57 2 pgs
Fees:13.00 Taxes:37.00
20060324-0033807

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

ADDRESS NEW OWNER:
ROYALTY PROPERTIES, LLC
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP: 72-11
PARCEL: 325.00

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 18th day of January, 2006, by and between Harold Reeves, Substitute Trustee, party of the first part, and ROYALTY PROPERTIES, LLC, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in INST: 20010518-0051601, Register's Office for Davidson County, Tennessee, John T. Roberts and Mabel Roberts, both unmarried, conveyed certain property described herein to AMERICAN TITLE COMPANY, Trustee, to secure the payment of a mortgage payable to CENTEX HOME EQUITY CORPORATION, and;

WHEREAS, CENTEX HOME EQUITY CORPORATION by an assignment of Deed of Trust of record in INST: ~~2005024~~ 20050524-0058602, granted, bargained and sold all right, title and interest in said Deed of Trust to ROYALTY PROPERTIES, LLC.

Whereas Harold Reeves was appointed Substitute Trustee by Appointment of Substitute Trustee, of record in INST: 20051123-0142199, said Register's Office.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Business Journal, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Coleman Community Center, 384 Thompson Lane in Nashville, Tennessee, on the 26th day of December, 2005, and ROYALTY PROPERTIES, LLC, the party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of TEN THOUSAND AND 00/00 DOLLARS, ($10,000.00).

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said ROYALTY

PROPERTIES, LLC, their heirs and assigns, the following real estate located in Davidson County, Tennessee, to wit:

> BEING Lot No. 12 on the Plan of Hal Harding Land, of record in Book 843, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Mabel Roberts by Quitclaim Deed from Willie (Will) Vern Roberts of record in Book 5776, Page 546, Register's Office for Davidson County, Tennessee.

This property is also known as 1506 Litton Avenue, Nashville TN 37216

To have and to hold the aforesaid real estate into said second party, their heirs and assigns, forever and in bar of equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, do further covenant and bind myself, my successors and representatives, do warrant and defend title to the said land only as such title coming through me to the said second party, their heirs and assigns, against the lawful claims of persons whomsoever, all property 2005 taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, SUBSTITUTE TRUSTEE,
FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Substitute Trustee 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 trustee 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 January, 2006.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 3/22/2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of January, 2006.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3/22/2008