Davidson County DEEDWARR
Recvd: 03/31/06 14:15 2 pgs
Fees:13.00 Taxes:129.50
20060331-0036817

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

ADDRESS NEW OWNER:
Neal Morse and Mark Leniger
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 72-11
PARCEL 325.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROYALTY PROPERTIES, LLC hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Neal Morse and Mark Leniger, 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:

BEING Lot No. 12, on the Plan of Hal Harding Land, of record in Plat 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 ROYALTY PROPERTIES, LLC by Substitute Trustee's Deed from Harold Reeves, Substitute Trustee, of record in INST: 20060324-0033807, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record Book 843, Page 47, said Register's Office.

Taxes for 2006 have been pro-rated and assumed by grantee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neal Morse and Mark Leniger, both married, their heirs and assigns, forever; and ROYALTY PROPERTIES, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its 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 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 24th day of March, 2006.

ROYALTY PROPERTIES, LLC

Sean Queen, Chief Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sean 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 Officer 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 24th day of March, 2006.

Notary Public

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

My Commission expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/08

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