BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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

Davidson County DEEDWARR
Recvd: 12/19/06 14:49 2 pgs
Fees:13.00 Taxes:543.90
20061219-0156357

ADDRESS NEW OWNER:
Lydia Armistead
607 Linden Square
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
New owner

MAP AND PARCEL:
MAP 92-13
PARCEL 386.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Laurie J. Queen, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lydia Armistead, married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 130, on the Plan of Hortense Place, of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Laurie J. Queen, by deed from ROYALTY PROPERTIES, LLC of record in Deed INST: 20030226-0035892, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines, if any, as shown on Plat 161, Page 167, said Register's Office.

Taxes for 2006 have been pro-rated and paid.

This is improved property known as 254 35th Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lydia Armistead, married, her heirs and assigns, forever; and I, Laurie J. Queen, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this the 8th day of December, 2006.

Laurie J. Queen

Sean Queen joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Laurie J. Queen and Sean Queen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 5-22-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 147,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: May 24 2009