REALTY TITLE #6
BOX 48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

x _____
Affiant

Subscribed and sworn to before me this 23rd day of December, 2003.

Notary Public
My commission expires: 2-28-05

DONNA M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER TENNESSEE

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Luczka	Union Planters Bank	134-9-114
4720 Reischa Dr.	P.O. Box 2282	
Nashville TN 37211	Memphis, TN 38101-0000	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine Welch Massa, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michael Luczka, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 96 on the plan of Woodland Hills, Phase One, of record in Plat Book 6900, Page 666 - 669; amended in Book 7564, Page 404 and Book 7574, Page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine Welch Massa, unmarried, by quitclaim deed from Mark Lee Massa, unmarried, of record in Instrument No. 20030205-0015495, dated 02/05/03; being further conveyed to Mark Lee Massa and wife, Christine Welch Massa by deed from Fox Ridge Homes, Inc., of record in Book 8451, Page 657, dated 09/26/91, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4720 Reischa Dr., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 12/29/03 11:05 2pgs
Fees:13.00 Taxes:407.00

20031229-0183032

The effective date of this instrument is December 22, 2003.

WITNESS my hand this 22nd day of December, 2003.

Christine Welch Massa

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine Welch Massa, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 22nd day of December, 2003.

Notary Public

My Commission expires ~~11/27/06~~ 2/28/07

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE