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Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0401-51014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 111,200.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2004.

Notary Public
My commission expires: ~~02/17/05~~ 4-26-05

MARK W. KILGORE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/01/04 10:32 2pgs
Fees:13.00 Taxes:411.44
20040301-0022803

Address of New Owner	Send Tax Bills to:	Tax Information
Enoc Luma 2724 Fortland Drive Nashville TN 37206	Union Planters Bank P.O. Box 1718 Memphis, TN 38101-1718	083-15-0-018.00

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, **Arthur O. Collins,*** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Enoc Luma and wife, Gisleine J. Luma**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 279, Fortland Park, Section 3, of record in Book 2900, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Arthur O. Collins and wife, Evelyn E. Collins by deed February 10, 1966 of record in Book 3988, Page 132, Register's Office for said County. Being further conveyed to Arthur O. Collins by quitclaim deed from Evelyn E. Collins and Arthur O. Collins dated February 2, 2004 of record in Instrument No. 20040205-0014353, Register's Office for said County.

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 2724 Fortland Drive, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of February, 2004.

Arthur O. Collins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Arthur O. Collins,** with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office on this 20th day of February, 2004.

Notary Public

My Commission expires: 09/17/05

