Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
File No. V4013-097

Davidson County DEEDWARR
Recvd: 07/19/04 09:54 3pgs
Fees:18.00 Taxes:493.95
20040719-0085692

WARRANTY DEED

Warranty deed made on the 15th day of July, 2004, by Debra K. Allen, a single person, Grantor.

Grantor, for an in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey to Arbunes Collins, a single person, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 9, Final Plat of Hunter's Green Subdivision, of record in Book 9700, page 424, said Register's Office, to which plan reference is herein made.
Being the same property conveyed to Debra K. Allen by Warranty Deed from York Construction, LLC, filed on February 6, 1998 in book 10785, page 356, in the records of Davidson County, Tennessee.
Being the same property conveyed to Debra K. Allen by Quitclaim Deed from Neil D. Landmark, et ux, filed on November 19, 1998 in book 11212, page 251, in the records of Davidson County, Tennessee.

This conveyance is made subject to:

1. All assessments and taxes for the year 2004, which have been prorated and assumed by Grantee.
2. Matters shown on the plat of Hunter's Green Subdivision recorded in Book 9700, Page 424, Register's Office for said county.

TO HAVE AND TO HOLD the said real property above described, together with the appurtenances, estate, title and interest and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto her heirs and assigns forever.

Grantor covenants with said 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, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

WITNESS my hand this 15th day of July, 2004.

Debra K. Allen

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)ss.
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra K. Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 15th day of July, 2004.

Notary Public

My Commission Expires: _____

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 22, [illegible]

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $133,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Arbunes M Collins

Affiant

Subscribed and sworn to before me this 15th day of July, 2004.

Mary Jayne Masters

Notary Public

My commission expires:

_____

(Seal)

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 28, [illegible]

Property owner and party responsible for payment of taxes:
Arbunes Collins
4525 Hunters Green Circle
Antioch, TN

Map No. 149-05-0-B-009.00

Return to:
Associates Closing & Title
11501 Huron Lane
Little Rock, AR 72211