STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of February, 2005.

Notary Public

My Commission Expires: 3-31-07

WARRANTY DEED

PREPARED BY & RETURN TO:

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 02/24/05 11:04 2 pgs
Fees:13.00 Taxes:407.00
20050224-0020413

ADDRESS NEW OWNER(S) AS FOLLOWS:
Martin Juma
233 Willow Lane
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 148-05-0-61

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Isaac A. Amartey, and wife, Patricia L. Afful,**** hereinafter referred to as Grantors, hereby transfers and conveys to **Martin Juma and wife, Sowafa Juma** hereinafter referred to as 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. 44, Section II, Hillbrook Subdivision, as shown on plats of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Isaac A. Amartey, a married man and Patricia L. Afful, an unmarried woman, joint tenants with right of survivorship by Warranty Deed from David B. Boone of record at Instrument No. 20000612-0058484 dated June 5, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3277, Page 482, Book 3286, Page 378, said Register's Office.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 233 Willow Lane, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; 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 **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 22nd day of February, 2005.

Isaac A. Amartey

Patricia L. Afful

Grantors herein were married after acquiring title to this property.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Isaac A. Amartey and Patricia L. Afful, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2005.

Notary Public

My Commission Expires: _____