Davidson County DEEDWARR
Recvd: 07/15/02 11:04 2pgs
Fees:13.00 Taxes:536.50

20020715-0084664

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Vigrass 4040597
Order No.: 14157

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation	SAME
(Name)	(Name)
4705 Derbyshire Drive	
(Street Address or Route Number)	(Street Address)
Antioch, Tennessee 37013	
(City) (State) (Zip)	(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Clayton George Vigrass and wife, Andrea Marie Vigrass (hereinafter referred to as Grantor, whether one or more) by

Primacy Closing Corporation, a corporation organized under the laws of Nevada

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Phase I, Section I, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829, 830 and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clayton George Vigrass and Andrea Marie Vigrass, husband and wife by deed from Barry Construction Co., a Tennessee Corporation of record in Book 10147, Page 495, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 151-9A-132CO

Unimproved ( )
This is improved (x) property, known as 4705 Derbyshire Drive
(House Number) (Street) (P.O. Address)

Antioch
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of May, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Clayton George Vigrass

Andrea Marie Vigrass

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, Bonnie H. Farnsworth, a Notary Public in and for said County and State, Clayton George Vigrass, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Petersburg, Florida, this 25 day of May, 2002.

My Commission Expires: Oct. 1, 2004

Bonnie H. Farnsworth
Bonnie H. Farnsworth Notary Public

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, Bonnie H. Farnsworth, a Notary Public in and for said County and State, Andrea Marie Vigrass, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at St. Petersburg, Florida, this 25 day of MAY, 2002.

My Commission Expires: Oct. 1, 2004

Bonnie H. Farnsworth
Bonnie H. Farnsworth Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 145,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Janice Howell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 11th day of July, 2002.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3-30-03

Notary Public

(Affix Seal)