BOX 2

Davidson County DEEDWARR
Recvd: 08/19/02 14:11 3pgs
Fees:18.00 Taxes:1054.50

20020819-0100042

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

Seller: Dobbins 4043015
Order No.: 14346

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation (Name)	SAME (Name)
3905 Abbott Martin Rd. (Street Address or Route Number)	(Street Address)
Nashville, Tennessee 37215 (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 Kenneth L. Dobbins Jr. and wife, Suzanne D. Dobbins (hereinafter referred to as Grantor, whether one or more) by

Primacy Closing Corporation, a corporation 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, lying in the 7th Civil District of said County, being a part of a triangular tract of land lying along the east line of Lot No. 96-A and 98 on the Map of Royal Oaks Land Company's Subdivision of the Baker tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and particularly shown on the Plan of a re-subdivision of part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, Register's Office, and more particularly described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 29, 1955, as follows:

Beginning at a point in the south margin of Abbott Martin Road at the northeast corner of Lot No. 96-A, said point being 560 feet , more or less, as measured along , a slight curve, easterly from the easterly margin of Lynwood Boulevard; thence along the easterly line of Lot No. 96-A, south 5 degrees 50" east 291 feet to the northeast corner of Lot No. 98, and continuing with the easterly line of Lot No. 98, south 16 degrees 45" east 96.12 feet to a point; thence due east 42.74 feet to a point; thence north 8 degrees 50" east 370.82 feet to a point in the southerly margin of Abbott Martin Road; thence with the margin of the same north 84 degrees 30 minutes west 157.75 feet to the beginning.

Being the same property conveyed to Kenneth L. Dobbins Jr. and wife, Suzanne D. Dobbins by deed from Robert Marshall Campbell and wife, Linda Lentjes Campbell_ of record in Book 7273, Page 349, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 116-12-117

Unimproved ( )
This is improved (x) property, known as 3905 Abbott Martin Rd. (House Number) (Street) (P.O. Address)

Nashville (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 30th day of July, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth L. Dobbins Jr.

Suzanne D. Dobbins

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, Cheryl A. Martin, a Notary Public in and for said County and State, Kenneth L. Dobbins Jr., 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 Knoxville, Tennessee, this 30th day of July, 2002.

CHERYL A. MARTIN NOTARY PUBLIC AT LARGE KNOX COUNTY, TENNESSEE

Cheryl A. Martin
Notary Public

My Commission Expires: 2/1/03

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Jeanne Faubush, a Notary Public in and for said County and State, Suzanne D. Dobbins, 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 Nashville, Tn, this 1 day of August, 2002.

Jeanne Faubush
Notary Public

My Commission Expires:
1/29/2005

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $285,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Melissa Marsh

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 14th day of August, 2002.

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

Notary Public

My Commission Expires: 3-30-03
(Affix Seal)