This instrument prepared by: Lehman Land Title, Inc. 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Primacy Closing Corporation, a corporation organized under the laws of Nevada, said Grantor does hereby bargain, sell, and convey unto Harold P. Edwards, III and wife, Julie A. Edwards and his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 106 on the Plan of Resubdivision of Lot Nos. 104,105 and 106 of Phase 2, Poplar Creek Estates, of record in Plat Book 6900, pages 339-347, revised in Plat Book 11190, page 103, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to said Primacy Closing Corporation, a corporation organized under the laws of Nevada by deed of record in the Register's Office in Book _____, page _____, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Harold P. Edwards, III and wife, Julie A. Edwards, and his/her assigns forever.

Grantee, Harold P. Edwards, III and*, whose address is, 6701 Autumn Wood Drive, Nashville, TN 37221 responsible for the payment of real property taxes on subject property.

*wife, Julie A. Edwards

Said Primacy Closing Corporation, a corporation organized under the laws of Nevada warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Primacy Closing Corporation, a corporation organized under the laws of Nevada, has executed this deed and affixed its corporate seal by Felicia Waage, its Assist Sec, this 5th day of August, 2002.

Davidson County DEEDWARR
Recvd: 09/04/02 13:42 2pgs
Fees:13.00 Taxes:849.15
20020904-0107007

GRANTOR

By: _____

Title: _____

State of Tennessee
County of ~~Davidson~~ WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $ 229,500.00.

Subscribed and sworn to before me this the 30th day of August, 2002.

Affiant

Notary Public

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Commission Expires: 3/10/2003

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Felisia Waage, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Assist Sec of Primacy Closing Corporation, a corporation organized under the laws of Nevada, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Assist Sec

Witness my hand and seal at office, this 5th day of Aug, 2002.

Harriett C Rowland
Notary Public

HARRIETT C. ROWLAND
NOTARY PUBLIC AT LARGE
My Comm Exp. OCT. 04, 2003
SHELBY COUNTY, TENNESSEE

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Harold P. Edwards, III	ERA Mortgage	155-8C-10.00CO
6701 Autumn Wood Drve	2001 Bishops Gate Blvd.	
Nashville, TN 37221	Mount Laurel, NJ 08054	