Return To:
First Title & Escrow
File Box 9B
#19593

Davidson County DEEDWARR
Recvd: 10/31/02 10:09 2pgs
Fees:13.00 Taxes:717.80

20021031-0133381

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

Seller: Clay
Order No.: 14206

4041204

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation	New Owner
(Name)	(Name)
4112 Colorado Avenue	
(Street Address or Route Number)	(Street Address)
Nashville, Tennessee 37209	
(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 Kimberly Clay (hereinafter referred to as Grantor, whether one or more) by
*unmarried Primacy Closing Corporation
(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 the West half of Lot No. 36 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimbery Clay by quitclaim deed f rom Ceci K. Clayf record in Instrument Number 20020709-0082176, Register's Office for DavidsonCounty, TN.

TAX PARCEL NO.: 103-4-399

Unimproved ( )
This is improved (x) property, known as 4112 Colorado Avenue
(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 15th day of September, 20 02, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kimberly Clay

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, Harriett C. Rowland a Notary Public in and for said County and State, Kimberly Clay, 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 Memphis, Tn, this 25th day of September, 2002

My Commission Expires:

HARRIETT C. ROWLAND NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires October 04, 2003

Harriett C. Rowland
Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, , 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 _____, _____, this _____ day of _____, 20___.

My Commission Expires:

_____
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $194,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Patricia Green

_____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 29th day of October, 2002.

Beth M. Brock
Notary Public

My Commission Expires: 5/16/05

(Affix Seal)

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.