Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/18/02 12:07 2pgs
Fees:13.00 Taxes:906.50
20021118-0142658

pcl 1st

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

Seller: Hugg
Order No.: 14622

4046090

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corp (Name)	owners (Name)
304 Culpepper Court (Street Address or Route Number)	(Street Address)
Brentwood, Tennessee 37027 (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 Martin D. Hugg and wife, Deborah Jo Cunningham (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. 274 on the Plan of First Revision, Section 5-A, Fredericksburg of record in Book 7900, Page 509, amended in Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin D. Hugg and wife, Deborah Jo Cunningham from Jennifer S. Swain, unmarried, of record in Instrument No. 20020205-0016062, Register's Office for Davidson County, Tennessee.

TAX PARCEL NO.: 171-3B-10CO

Unimproved ( )
This is improved (x) property, known as 304 Culpepper Court (House Number) (Street) (P.O. Address)

Brentwood (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 27 day of AUGUST, 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.

Martin D. Hugg

Deborah Jo Cunningham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, S. R. Murphy, a Notary Public in and for said County and State, Martin D. Hugg, 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 Brentwood, Tennessee, this 27th day of August, 2002.

My Commission Expires: 9-25-04

S. Murphy
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, S. R. Murphy, a Notary Public in and for said County and State, Deborah Jo Cunningham, 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 Brentwood, Tennessee, this 27th day of August, 2002.

My Commission Expires: 9-25-04

S. Murphy
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $245,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Mary Kate

STATE OF TN

COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 25 day of October, 2002.

My Commission Expires: 9-25-04
(Affix Seal)

Notary Public

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY TENN.