WARRANTY DEED

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian M. Richardson	RBC MORTGAGE COMPANY	MAP 181-1
(NAME)	(NAME)	
6760 SUGAR HILL DR	440 NORTH ORLEANS	PARCEL 135
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37211	CHICAGO IL 60610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Primacy Closing Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ian M. Richardson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 6760 Sugar Hill Dr, Davidson County, Nashville, TN, 37211
AND:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Sugar Valley, Section Four, of record in Book 9700, Page 374 and as amended in Instrument No. 200005230051444, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher L. Nichols and wife, Lori E. Nichols by deed dated 03-26-01, from Lifestyle Homes, a Tennessee General Partnership, filed for record on 03-28-01, in Instrument No. 200103280029554, Register's Office for Davidson County, Tennessee.

Being further conveyed to Primacy Closing Corporation by deed dated 06/08/02 from Christopher L. Nichols and wife, Lori E. Nichols, recorded simultaneously herewith in Instrument Number 20021216-0154301, Register's Office for Davidson County, Tennessee.

This conveyance is subeject to: (1) all matters appearing on the Plan of record in Plat Book 9700, Page 374, said Register's Office, including any restrictions ancillary thereto; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes which have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 6760 Sugarhill Dr., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 25th day of November, 2002

Primacy Closing Corporation
By: _____ Asst Sec
Felicia Waage, Asst. Secretary

Davidson County DEEDWARR
Recvd: 12/16/02 09:45 2pgs
Fees:13.00 Taxes:665.63

20021216-0154302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Shelby

Before me, Marina A. Murphy, a Notary Public within and for the State and County aforesaid, personally appeared Felicia Waage ~~and~~ with whom I am personally acquainted and who upon taken oath(s) acknowledged She to be the Asst. Secretary and _____ respectively of the the within named bargainor, and corporation, and that She as such Asst. Secretary ~~and~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Felicia Waage as such Asst. Secretary, ~~and attesting~~ the same by the said _____ as such _____

Witness my hand and official seal at office at Primacy Closing Corporation on this the 7th day of November 2002.

My commission expires 8-16-06

Marina A. Murphy
Notary Public

MARINA A. MURPHY
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires
August 16, 2006