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

Seller: Beaton
Order No.: 14703

4046596

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation (Name)	SAME (Name)
4769 Cape Hope Pass (Street Address or Route Number)	(Street Address)
Hermitage, Tennessee 37076 (City) (State) (Zip)	(City) (State) (Zip)

Davidson County DEEDWARR
Recvd: 03/11/03 08:28 3pgs
Fees:18.00 Taxes:669.70
20030311-0031561

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Jennifer A. Beaton and husband, Michael A. Beaton(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:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TAX PARCEL NO.: 98-13A-18CO

Unimproved ( )
This is improved (x) property, known as 4769 Cape Hope Pass (House Number) (Street) (P.O. Address)

Hermitage (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 6 day of September, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jennifer A. Beaton

Michael A. Beaton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Thomas M. Primm, a Notary Public in and for said County and State, Jennifer A. Beaton, 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 Hermitage, TN, this 6 day of September, 2002.

Thomas M. Primm
Notary Public

My Commission Expires: THOMAS M. PRIMM Notary At Large Commission Expires September 24, 2005

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Thomas M. Primm, a Notary Public in and for said County and State, Michael A. Beaton, 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 Hermitage, TN, this 6 day of September, 2002.

Thomas M. Primm
Notary Public

My Commission Expires: THOMAS M. PRIMM Notary At Large Commission Expires September 24, 2005

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $181,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 4th day of March, 2003.

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/2003
(Affix Seal)

EXHIBIT 'A'

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of New Hope Point, Phase One, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 431, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer A. Beaton and husband, Michael A. Beaton by Deed from Erin C. Anders and wife, Emily W. Anders of record in Instrument No. 20001115-0113399 Register's Office for Davidson County, Tennessee.