Davidson County DEEDWARR
Recvd: 04/02/03 11:09 2pgs
Fees:13.00 Taxes:517.08

20030402-0043723

Prepared by: MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Downey 4051644
Order No.: 15293

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation	SAME
(Name)	(Name)
3160 Lake Drive	
(Street Address or Route Number)	(Street Address)
Hermitage, Tennessee 37076	
(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 Michael Downey and wife, Suzanne Downey (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:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

BEING Lot No. 118, on the Plan of Fleetwood Subdivision, Phase One, being a Planned Unit Development of record in Plat Book 6900, Page 465, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Downey and wife, Suzanne Downey by deed from Daniel J. McCarthy and wife, Jill A. McCarthy, f/k/a Jill A. Jackson of record in Instrument Number 20020502-0053921, Register's Office forDavidson County, TN.

TAX PARCEL NO.: 86-14-B-62CO

Unimproved ( )
This is improved (x) property, known as 3160 Lake Drive
(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 22nd day of February, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Downey

Suzanne Downey

STATE OF New Jersey

COUNTY OF Hudson

Personally appeared before me, William A. Bedford, a Notary Public in and for said County and State, Michael Downey, 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 Jersey City, New Jersey, this 22nd day of February, 2003.

WILLIAM A. BEDFORD
Notary Public, State of New Jersey
No. 2252088
Qualified in Hudson County
Commission Expires May 17, 2005

William A Bedford
Notary Public

My Commission Expires:

STATE OF New Jersey

COUNTY OF Hudson

Personally appeared before me, William A. Bedford, a Notary Public in and for said County and State, Suzanne Downey, 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 Jersey City, New Jersey, this 22nd day of February, 2003.

WILLIAM A. BEDFORD
Notary Public, State of New Jersey
No. 2252088
Qualified in Hudson County
Commission Expires May 17, 2005

William A Bedford
Notary Public

My Commission Expires:

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $139,750.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Mandy Baird

STATE OF TN

COUNTY OF Williamson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 27th day of March, 2003.

Daphne Bailey
Notary Public

My Commission Expires: 6/5/05
(Affix Seal)

NOTARY PUBLIC
WILLIAMSON CO. TENN.