Davidson County DEEDWARR
Recvd: 07/10/03 10:18 3pgs
Fees:18.00 Taxes:910.20
20030710-0095444

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

Seller: Lunn
Order No.: 15749

4056054

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation (Name)	Primacy Closing Corporation (Name)
6645 Christiansted Lane (Street Address or Route Number)	6645 Christiansted Lane (Street Address)
Nashville, Tennessee 37211 (City) (State) (Zip)	Nashville, Tennessee 37211 (City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to Julie M. Lunn and husband, John Terrell Lunn (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. 12 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record in Instrument No. 20000150015149, Instrument No. 20000215001515O, and revised in Instrument No. 20010209-0012852, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Julie M. Lunn by deed from Pete W. Harris d/b/a Harris Homes of record in Instrument Number20010606-0059518, and re-recorded in Instrument Number 20020117-0007403, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 172-10B-12CO

Unimproved ( )
This is improved (x) property, known as 6645 Christiansted Lane
(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 May, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Julie M. Lunn

John Terrell Lunn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Kimberly Talbert, a Notary Public in and for said County and State, Julie M. Lunn, 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 Nashville, TN, this 15th day of May, 2003.

Kimberly Talbert
Notary Public

My Commission Expires: 10-25-03

KIMBERLY TALBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Kimberly Talbert, a Notary Public in and for said County and State, John Terrell Lunn, 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 Nashville, TN, this 15th day of May, 2003.

Kimberly Talbert
Notary Public

My Commission Expires: 10-25-03

KIMBERLY TALBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration for this transfer of property or interest on property is $ 246,000.00 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 TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 20th day of June, 2003.

Brenda L Behman
Notary Public

My Commission Expires: 3/10/07
(Affix Seal)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Seller: Lunn
Order No.: 15749

4056054

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 12 on the Plan of Christiansted Valley, Phase 1, Revision 1, of record in Instrument No. 200002150015149, Instrument No. 200002150015150, and revised in Instrument No. 20010209-0012852, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.