This instrument prepared by: MTC Title- Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027
File: 15749

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **Primacy Closing Corporation, a corporation organized under the laws of Nevada,** said Grantor does hereby bargain, sell, transfer and convey unto Cecil B. Cate and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described 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. 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.

Being the same property conveyed to **Primacy Closing Corporation, a corporation organized under the laws of Nevada** by deed from Julie M. Lunn and husband John Terrell Lunn, of record in Book *, page _____, Register's Office for Davidson County, Tennessee. * 20030710-0095444

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee _____ Cecil B. Cate and their assigns forever.

Grantee, Cecil B. Cate, whose address is 6645 Christiansted Lane, Nashville, Tennessee 37211, is responsible for the payment of real property taxes on subject property.

Said. **Primacy Closing Corporation, a corporation organized under the laws of Nevada** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Primacy Closing Corporation, a corporation organized under the laws of Nevada** has executed this deed and affixed its corporate seal by Ross A. Bosswell, its Vice President, this the 9th day of June 2003.

Davidson County DEEDWARR
Recvd: 07/10/03 10:18 2pgs
Fees:13.00 Taxes:910.20
20030710-0095445

GRANTOR
Primacy Closing Corporation, a corporation organized under the laws of Nevada
By: R. A. Bosswell
Title: Vice President

State of TENNESSEE)
County of WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $246,000.00
Subscribed and sworn to before me this the 19 day of June 2003.

Mardy Baird
Affiant

Brenda Johnson
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Commission Expires: 3/10/07

STATE OF TN
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the state and County aforesaid, personally appeared Ross A Boswell, with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Vice President of **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President.

Witness my hand and seal at office, this 9th day of June, 2003.

Notary Public

ALISON GRIMM
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN
My Commission Expires September 27, 2006

My Commission Expires: _____

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Cecil B. Cate	Same	172-10B-12CO
6645 Christiansted Lane		
Nashville, Tennessee 37211		