Davidson County DEEDWARR
Recvd: 02/10/04 12:05 2pgs
Fees:13.00 Taxes:1365.30

20040210-0015983

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

Seller: Harrington 4062403
Order No.: 16252

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: |
|---|---|
| Primacy Closing Corporation | SAME |
| (Name) | (Name) |
| 5836 Robert E. Lee Drive | |
| (Street Address or Route Number) | (Street Address) |
| Nashville, Tennessee 37215 | |
| (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 Daniel S. Harrington and wife, Lucy M. Harrington (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:

Being Lot No. 103 on the Plan of Section Five, Tyne Valley Estates, as of record in Book 3600, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel S. Harrington and wife, Lucy M. Harrington by deed dated April 18,1996 from Edyth Kendall of record in Book 10021, Page 313, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 145-9-51

Unimproved ( )
This is improved (x) property, known as 5836 Robert E. Lee Drive
(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 15 day of December, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Daniel S. Harrington

Lucy M. Harrington

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Lisa C. Rouwenhorst, a Notary Public in and for said County and State, Daniel S. Harrington, 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, Tennessee, this 15th day of September, 2003.

LISA C. ROUWENHORST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Lisa C. Rouwenhorst
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
August 21, 2007

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Lisa C. Rouwenhorst a Notary Public in and for said County and State, Lucy M. Harrington, 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, Tennessee this 15th day of September, 2003

LISA C. ROUWENHORST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Lisa C. Rouwenhorst
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
August 21, 2007

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 369,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Sharon R. Piney

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 28 day of January, 2004.

Leila F. Schmeisser
Notary Public

My Commission Expires:
(Affix Seal) 7/7/2004

LEILA F. SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.