This instrument prepared by and return to:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 02/11/04 11:35 3pgs
Fees:18.00 Taxes:295.63
20040211-0016519

File No.: **2038-163019**

WARRANTY DEED

2004 **THIS INDENTURE,** made and entered into this 30th **day of** January, 2003, by and between **Craig Henderson**, Unmarried, parties of the first part, and **PRIMACY CLOSING CORPORATION**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the northerly 1 foot of Lot No. 1 and the southerly 48 feet of Lot No. 2, GEORGE W. STAINBACK'S SUBDIVISION OF PART OF THE LUCY H. LINDSLEY TRACT OF LAND IN NORTHEAST NASHVILLE, as shown on plat of record in Plat Book 161, Page 141, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20011226-0141689** in said Registor's office.

This conveyance is made subject to:
Taxes for the year 2003, a lien not yet due and payable and all matters appearing on the plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.

Parcel ID # **82-3-262**
x Improved OR
Unimproved property located at: **1013 Meridian Street, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Craig Henderson

MERCEDES STRATTON
Commission # 1227944
Notary Public - California
Ventura County
My Comm. Expires Jul 5, 2003

STATE OF California

COUNTY OF Ventura

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Craig Henderson**

to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and Notarial Seal this 2nd day of June, 2003

Mercedes Stratton
Notary Public

My Commission Expires: 7-5-3

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Owner's Name: **PRIMACY CLOSING CORPORATION**

and Address: 6077 Primacy Parkway Ste. 300
Memphis TN 38119

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Primacy Closing Corp.
6077 Primacy Parkway Ste. 300
Memphis TN 38119

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $79,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this January 30, 2004.

Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN