Davidson County DEEDWARR
Recvd: 02/11/04 11:36 3pgs
Fees:18.00 Taxes:295.63
20040211-0016520

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

File No.: **2038-163019**

CORPORATE
WARRANTY DEED

THIS INDENTURE, made and entered into this January 30, 2004, by and between **PRIMACY CLOSING CORPORATION**, parties of the first part, and Sherri B. Ezell, an unmarried woman 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 **161**, Page No.: **141 and 142** or Instrument No.: **190506120161141** in said Registor's office.

* 20040211-0016519

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.

R. A. B

State of **TN**

County of ~~**Williamson**~~ Shelby

Before me, Marina A. Murphy (name of notary public) of the State and County mentioned, personally appeared Ross A. Boswell with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President (president or other officer authorized to execute the instrument) of **PRIMACY CLOSING CORPORATION** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in Shelby County this JANUARY 19, 2004

Marina A. Murphy
Notary Public

My Commission Expires: 8-16-06

MARINA A. MURPHY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN
My Commission Expires August 16, 2006

****

Owner's Name: Sherri B. Ezell

and Address: **1013 Meridian Street**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans
PO. Box 10423
Van Nuys CA 91410-0423

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

