Davidson County DEEDWARR
Recvd: 05/27/04 08:18 2pgs
Fees:13.00 Taxes:754.80
20040527-0062257

WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of May, 2004, by and between **Joseph Carl Jeans and Lynn P. Jeans, husband and wife**, party of the first part, and **Primacy Closing Corporation, a corporation organized under the laws of Nevada,** party of the second part.

WITNESSETH:That for the consideration hereinafter expressed the said party of the first part has 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 County of Davidson, State of Tennessee:

Lot 131, on the Plan of Sugar Valley, Section Five, as shown on plat of record in Instrument Number 20001204011880, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the Grantors in Warranty Deed of record in Instrument No.20020606-0069137 in said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; Subdivision restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugar Valley, as recorded in Instrument Number 20001204-0118880 and Book 9700, Page 374; Declaration of Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Number 20001205-0119527; Easement for ingress and egress, recorded in Book 5674, Page 863, Easement to United Telephone Company recorded in Book 11436, Page 750, Easement for sanitary sewer line recorded in Instrument Number 20010404-0032941, and Easement for sanitary/sewer and/or storm drainage recorded in Instrument Number 20010918-0100852; all in said register's office, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) in said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

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

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

Joseph Carl Jeans

Lynn P. Jeans

STATE OF Virginia

COUNTY OF Alleghany

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Joseph Carl Jeans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 23rd day of February, 2004.

Notary Public

My commission expires: May 31, 2004

NOTARY PUBLIC COMMONWEALTH OF VIRGINIA BRENDA B. WOODIE

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Lynn P. Jeans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14th day of February, 2004.

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF TENNESSEE Davidson County VENNESA R. GUNVILLE Commission Expires July 30, 2005

NOTARY PUBLIC STATE OF TENNESSEE Davidson County VENNESA R. GUNVILLE Commission Expires July 30, 20

NOTARY PUBLIC DAVIDSON COUNTY, TENN. VENNESA R. GUNVILLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $204,000.00, which amount is equal to 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 the 21st day of May, 2004.

Notary Public

My commission expires: 7/29/07

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

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 7048 Sugar Plum Road
Nashville, TN 37211

MAIL TAX NOTICES TO: Primacy Closing Corporation
6077 Primacy Pkwy., Ste. 300
Memphis, TN 38119

NAME AND ADDRESS OF PROPERTY OWNERS:

SAME

TAX PARCEL NO.: 181-01-0-A-191-00-C