Davidson County DEEDWARR
Recvd: 06/10/04 13:39 2pgs
Fees:13.00 Taxes:1161.80

20040610-0068957

Prepared by: First American Title Insurance Company, 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller:
Order No.:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:
Primacy Closing Corporation (Name)	SAME (Name)
6077 Primacy Parkway, Suite 300 (Street Address or Route Number)	(Street Address)
Memphis, TN 38119 (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 Lea A. Clower, Jr. and wife, Ann A. Clower (hereinafter referred to as Grantor, whether one or more) by
PRIMACY CLOSING CORPORATION
(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:

Land in Davidson County, Tennessee, being Lot 27, Phase Three, Section One, Aberdeen Woods Planned Unit Development, as shown on plat of record in Plat Instrument No. 20005230051434, in the Register's Office for said County, to which plan reference is herby made for a more complete description of said property

Being the same property conveyed to Lea A. Clower, Jr. and wife, Ann A. ~~Clower~~ Anna G. Clower by of record in Instrument No. 20011129-013651, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 161-1B-103CO

Unimproved ( )
This is improved (x) property, known as 5108 Glencarron Drive
(House Number) (Street) (P.O. Address)

Nashville, TN
(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 22nd day of May, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lea A. Clower, Jr.

~~Ann A. Clower~~
Anna G Clower

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, Lea A. Clower, Jr 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 Bank of America, Brentwood TN, this 22 day of May, 2004.

My Commission Expires: 2/10/08

Notary Public

MICHAEL SHANE CASEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann A. Clower, 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 Brentwood, TN, this 24th day of May, 2004.

My Commission Expires:

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 314,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Sworn and subscribed to before me this 24th day of May, 2004.

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Williamson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 24 day of May, 2004. Personally appeared before me, the undersigned, a Notary Public for said County and State, Ann C. Clower, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

My Commission Expires:

Notary Public

(Affix Seal)

JUANITA C. RIGGINS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
2005