03

Realty Title 48-A

Davidson County DEEDWARR
Recvd: 06/23/04 15:41 2pgs
Fees:13.00 Taxes:407.00
20040623-0074689

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of April, 2004, by and between **David R. Strakeljahn, an unmarried man**, 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 183, Huntington Ridge Townhouses, as shown on plat of record in Plat Book 4675, Page 9, 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 by deed recorded in Plat Book 10857 **Page 618 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;

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Huntington Ridge Townhouses, as recorded in Plat Book 4675, Page(s) 9; Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687 amended at Book 4889, Page 905 and Book 5394, Page 243; Easement for Storm Water Detention Agreements, recorded in Book 9732, Page 551 and Book 9775, Page 308; By-Laws recorded at Book 7423, Page 762; 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); all 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.

David R Strakeljahn

David R. Strakeljahn

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **David R. Strakeljahn**, 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 6 day of April, 2004.

Donna M. Martini
Notary Public Donna M. Martini

My commission expires: Sept. 17, 2006

Donna M Martini
My Commission DD150485
Expires September 17 2006

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 $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Lynch
Affiant

Subscribed and sworn to before me this the 12th day of April, 2004.

Mandy R Baird
Notary Public

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

My commission expires: 7/29/07

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

PROPERTY ADDRESS:
334 Huntington Ridge
Nashville, TN 37211

MAIL TAX NOTICES TO:
SAME

NAME AND ADDRESS OF PROPERTY OWNERS:
Primacy Closing COrporation
334 Huntingtin Ridge
Nashville, TN 37211

TAX PARCEL NO.: 161-11A-183

PREPARED BY:
FIRST AMERICAN TITLE INSURANCE CO.
501 CORPORATE DENTRE DRIVE, SUITE 100
FRANKLIN, TN 37067