Prepared By:
Grace Title & Escrow
6077 Primacy Parkway
Memphis, Tn 38119

Davidson County DEEDWARR
Recvd: 07/23/04 13:57 2pgs
Fees:13.00 Taxes:777.00
20040723-0088355

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WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of July, 2004, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and James Burrow and Dolores Burrow, husband and wife, 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 24, Revised Amber Hills Subdivision, as shown on plat of record in Plat Book 7900, Page 377, 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 at Instrument Number * in said Register's Office.
* 20040723 0088354

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, restrictions, dedications, conditions, reservations, easements and other matters of record shown on the plat of Amber Hills, as recorded in Plat Book 7900, Page 377 and Plat Book 7900, Page 347; Declaration of Covenants, Conditions and Restrictions recorded in Plat Book 8535, Page 775; Charter recorded in Plat Book 8465, Page 878; Quit Claim Deed as to common area recorded in Plat Book 8563, Page 563; 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; 2004 County Taxes not yet due and payable, which grantee hereby assumes and agrees to pay.

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.

SIGNATURE PAGE ATTACHED HERETO

Signed By:
Primacy Closing Corporation

Signature

State of Tennessee
County of Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ross A. Boswell, with whom I am personally acquainted, and who, upon oath, acknowledged himself/~~herself~~ to be the Vice President of Primacy Closing Corporation, the within named bargainor, a corporation, and that he/~~she~~ as such Vice President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself/~~herself~~ as such Vice President.

WITNESS my hand and official seal, this 13th day of July, 2004.

Notary Public

My commission expires: 10-16-07

BROOKE MEYER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Oct. 16, 2007

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 $210,000, 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 July, 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:
7933 Amber Hills Lane
Nashville, TN 37221

MAIL TAX NOTICES TO:
James Burrow and Dolores Burrow, husband and wife
7933 Amber Hills Lane
Nashville, Tn 37221
NAME AND ADDRESS OF PROPERTY OWNERS:
Same

PARCEL NUMBER: 156-1A-24