Prepared By:
Grace Title & Escrow
6077 Primacy Pkwy, #121-A
Memphis, TN 38119

Davidson County DEEDWARR
Recvd: 01/20/05 08:24 2 pgs
Fees:13.00 Taxes:721.50
20050120-0006926

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of January, 2005, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Holly L. Curatola and husband, Justin Michael Curatola, 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 14, Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 1,2,10,11,12,14,15,16,24 & 25, KENSAL GREEN, Section One, as shown on plat of record in Plat Book 7900, Page 631, 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 the Grantors in Warranty Deed of record in Instrument No. * in said Register's Office.
* 20050120-0006925

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;
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann § 67-5-603, et seq.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 1,2,10,11,12,14,15,16,24 & 25, KENSAL GREEN, Section One, as recorded in Plat Book 7900, Page(s) 631; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384 and Book 9036, Page 326 amended at Book 8708, Page 630 and Book 9065, Page 744 , 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); Terms and provisions of by-Laws of Somerset Homeowners Association, Inc. recorded in Book 7619, Page 679 amended in Book 9509, Page 363 and Book 9647, Page 472; Charter of Somerset Homeowners' Association, Inc. recorded in Book 7661, Page 37; Deed of Conveyance as to Common Area recorded in Book 7768, Page 455; NOTE: Kensal Green being an addition to Somerset, Phase II as noted on Plat Book 7900, Page 563.

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.

Signed By:
Primacy Closing Corporation

Signature

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

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 4th day of January, 2005.

Notary Public

My commission expires: 10-16-09

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 $ 195,000.00, 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 10th day of January, 2005.

Notary Public

My commission expires: 7/29/07

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

PROPERTY ADDRESS:
3808 Park Royal Lane
Antioch, TN 37013

MAIL TAX NOTICES TO:

NAME AND ADDRESS OF PROPERTY OWNERS:
Justin Michael Curatola
3808 Park Royal Lane
Antoch, TN 37013
PARCEL NUMBER: 150-12-B-14co