Dav. Co. File Box 14-A
jtc file no. 17627-2

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of January, 2005, by and between **Evelyn Butler Todd, unmarried,** party of the first part, and **Primacy Closing Corporation, a corporation existing 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 4, Block 17, COLLEGE PARK, as shown on plat of record in Plat Book 843, Page 29, 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 Evelyn Butler Todd, unmarried by Warranty Deed from Thomas V. Zeuthen and wife, Kathryn W. Zeuthen, recorded the 30th day of November, 2000 in Instrument No. 20001130-0117701 in the Register's Office of Davidson County, Tennessee.

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 COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29, 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).

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.

Davidson County DEEDWARR
Recvd: 02/02/05 14:02 2 pgs
Fees:13.00 Taxes:1073.00
20050202-0012346

Evelyn Butler Todd

Evelyn Butler Todd

STATE OF ALABAMA

COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Evelyn Butler Todd,** 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 8 day of December, 2004.

NOTARIZE

Katherine C Poole
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 7, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

KATHERINE C. POOLE NOTARY PUBLIC STATE OF ALABAMA AT LARGE

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren M Rechels
Affiant

Subscribed and sworn to before me this the 31st day of January, ~~2004~~ 2005

Mandy R Baird
Notary Public

My commission expires: 7/29/07

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

PROPERTY ADDRESS:
1117 Belvidere Drive
Nashville, TN 37204

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

NAME AND ADDRESS OF PROPERTY OWNERS:

SAME AS ABOVE

TAX PARCEL NO.: 131-4-106.00

Prepared By:
Grace Title & Escrow, Inc.
6077 Primacy Parkway, #121A
Memphis, TN 38119

Return To: