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 **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Paige Simmons Warren and husband, Matthew C. Warren as to a 50% undivided interest, as tenants by the entirety, collectively party of the second part. referred to as "P&MW", and Martin H. Warren and wife, Nancy W. Warren as to a 50% undivided interest, as tenants by the entirety, collectively referred to as "M&NW" the interest of P&MW and M&NW as they relate to each other being held as tenants in common.

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 the Grantors in Warranty Deed of record in Instrument No. 20050202.00 12346 **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; 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).

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

20050202-0012347

Signed By:
Primacy Closing Corporation

Signature

State of TN

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 December, 2004.

ALISON GRIMM NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

My Commission Expires September 27, 2006

Notary Public

My commission expires:

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 Richels
Affiant

Subscribed and sworn to before me this the 31st day of January, 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:
Bank of America
P. O. Box 17404
Baltimore, MD 21297-1404

NAME AND ADDRESS OF PROPERTY OWNERS:
Paige Simmons Warren
Matthew C. Warren
1117 Belvidere Drive
Nashville, TN 37204

TAX PARCEL NO.: 131-4-106.00

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

Return To: