WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of February, 2005, by and between **John F. Frank and Gwen N. Frank, Husband and Wife**, 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 Shelby, State of Tennessee:

Lot 16, Rivers Edge Section Two, Jackson Downs Phase Two, as shown on plat of record in Plat Book 9700, Page 414, 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 in BOOK 11568, page 808 **, in said Register's Office,** and Corrected in Instrument No. 20050222-0019352, Register's Office for 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; Subdivision restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rivers Edge Section Two, Jackson Downs Phase Two, as recorded in Plat Book 9700, Page 414 and Plat Book 7900, Page 556; Declaration of Covenants, Conditions, and Restrictions recorded in Plat Book 9280, Page 334, and Plat Book 1109, Page 1; Easement for Declaration of Drainage Easements recorded in Plat Book 9857, Page 77; Bylaws recorded in Plat Book 9280, Page 356 and Plat Book 11098, Page 21; all in said register's office, 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;

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: 02/22/05 15:30 2 pgs
Fees:13.00 Taxes:647.50



20050222-0019353

John F. Frank

Gwen N. Frank

STATE OF 0410

COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **John F. Frank**, 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 1st day of FEBRUARY, 2005 (SLT)

SHARON LEE THOMAS
Notary Public, State of Ohio
My commission expires 07-APRIL 16, 2007

Sharon Lee Thomas
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Gwen N. Frank**, 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 31st day of February, 2004. 2005

ELAINE M DENNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Elaine M Denney
Notary Public

My commission expires: My Commission Expires July 21, 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 $175,000.00, 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 17th day of February, 2004. 2005

FREDERICA N MAXWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp. Nov. 10, 2008

Notary Public

My commission expires:

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

PROPERTY ADDRESS:
209 River Walk Ct.
Nashville, TN 37214

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.: 85-12-A-14

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

Return To: