WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/05 10:22 2 pgs
Fees:13.00 Taxes:516.15
20050321-0030346

THIS INDENTURE, made and entered into this 18th day of March, 2005, by and between **Wayne W. Keller and wife, Karla M. Keller,** 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 Davidson, State of Tennessee:

Lot 190, PEPPERTREE FOREST, SECTION 15, as shown on plat of record in Plat Book 7900, Page 574, 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 Wayne W. Keller and wife, Karla M. Keller by Warranty Deed from Jerry D. Butler and wife, Georgia Butler, recorded the 6th day of September, 1994 in Deed Book 9457, Page 14, 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 PEPPERTREE FOREST, SECTION 15, as recorded in Plat Book 7900, Page(s) 574; Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 9036, Page 719 , 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.

Wayne W. Keller

Karla M. Keller

STATE OF Arkansas

COUNTY OF Sebastian

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Wayne W. Keller,** 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 22nd day of October, 2004.

Notary Public

My commission expires:

LEE R. WATSON
NOTARY PUBLIC-ARKANSAS
SEBASTIAN COUNTY
My Commission Expires 08-30-05

STATE OF TN

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Karla M. Keller,** 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 20TH day of OCTOBER, 2004.

Notary Public

JASON D. HILL NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

My commission expires:

My Commission Expires March 5, 2007

STATE OF TN

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 $ 139,500.00, 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 18th day of March, 2005.

Notary Public

My commission expires: 7/29/07

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

PROPERTY ADDRESS:
5004 Trailwater Drive
Antioch, TN 37013

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.: 176-2-20

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

Return To: