Davidson County DEEDWARR
Recvd: 03/31/05 15:36 2 pgs
Fees:13.00 Taxes:730.75
20050331-0035177

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of March, 2005, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Michael Guire, an unmarried man, 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:

BEING LOT NO. 98, ON THE PLAN OF NEW HOPE MEADOWS, PHASE I, FIRST REVISION, OF RECORD IN PLAT BOOK 6900, PAGE 653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to the Grantors in Warranty Deed of record at Instrument Number ~~X~~ **in said Register's Office:** X 20050331 0035176

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 HE PLAN OF NEW HOPE MEADOWS, PHASE I, FIRST REVISION, as recorded in Plat Book 6900, Page(s) 653 and Surveyor Certificate Correction recorded in Book 7664, Page 465; Declaration of Covenants, Conditions and Restrictions recorded in Book 7557, Page 377 amended in Book 7567, Page 103, supplemental declaration in Book 7934, Page 796 and restated declaration at Instrument No. 200301060001976 , 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 Instrument recorded in Book 7557, Page 356 and 359, as re-recorded in Book 7567, Page 106 and restated at Instrument No. 2003006001977; all 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.

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 Pres of Primacy Closing Corporation, the within named bargainor, a corporation, and that he/she as such _____ 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 _____.

WITNESS my hand and official seal, this 1 day of Mar, 2005.

_____
Notary Public

R. ELLIS WRIGHT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN My Commission Expires Oct. 16, 2007

My commission expires: 10/16/07

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 $ 197,500.00, 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 25th day of March, 2005.

Notary Public

My commission expires: 7/29/07

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

MANDY R. BAIRD NOTARY PUBLIC AT LARGE

PROPERTY ADDRESS:
4101 New Hope Meadow Rd
Hermitage, TN 37076

MAIL TAX NOTICES TO:
WR Starkey Mortgage
5055 W Park Blvd. #300; Plano, TX 75093

NAME AND ADDRESS OF PROPERTY OWNERS:
Michael Guire
4101 New Hope Meado Road ; Hermitage, TN 37076

TAX PARCEL NO.: 087-01-0007.00

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

Return To: