FIEE BOX 19B
#05-04-018-D

Davidson County DEEDWARR
Recvd: 05/02/05 08:53 2 pg
Fees:13.00 Taxes:1204.35
20050502-0048181

WARRANTY DEED

THIS INDENTURE, made and entered into this 22ND day of APRIL, 2005, by and between **Dennis R. Upkins and Vanessa R. Upkins, husband and wife,** 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 85, Phase Twelve, Section One, Brandywine Pointe, as shown on plat of record in Plat Book 7900, Page 881, Amended in Book 9828, Page 822 and Book 9874, Page 492, 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 by Warranty Deed of record in Plat Book 9885, Page 179 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; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Twelve, Section One, Brandywine Pointe Subdivision, as recorded in Plat Book 7900, Page156, Plat Book 7900, Page 881 amended at Plat Book 9828, Page 822 and Plat Book 9874, Page 492; Declaration of Covenants, Conditions and Restrictions recorded in Plat Book 8120, Page 170, amended at Book 8671, Page 484 and Book 9010, Page 627, Book 9544, Page 69 rerecorded at Book 9576, Page 247; Charter recorded at Book 9117, Page 77 and Book 9013, Page 39; Terms and Provisions of by-laws of Brandywine Pointe Community Association, Inc., recorded in Book 10721, Page 835; 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).

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.

Dennis R. Upkins
Dennis R. Upkins

Vanessa R. Upkins
Vanessa R. Upkins

STATE OF Mississippi

COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Dennis R. Upkins,** 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 7th day of May, 2004.

Carla Rahmeier

Notary Public

My commission expires:

Notary Public State of Mississippi At Large
My Commission Expires: October 27, 2004
Bonded Thru Holden, Brooks & Garland, Inc.

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, **Vanessa R. Upkins,** 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 3rd day of May, 2004.

Michelle D. Willis

Notary Public

My commission expires: My Commission Expires JAN. 29, 2005

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 $ 325,500.00, 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 22ND day of APRIL, ~~2004~~ 2005.

Notary Public

My commission expires: 7/29/07

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

PROPERTY ADDRESS:
1605 RACHEL WAY
OLD HICKORY, TN 37138

MAIL TAX NOTICES TO: & PREPARED BY:
PRIMACY CLOSING CORPORATION
6077 PRIMACY PKWY., 300
MEMPHIS, TN 38119

NAME AND ADDRESS OF PROPERTY OWNERS:
SAME AS ABOVE

TAX PARCEL NO.: 064-03-O-A 057.00CO