Davidson County DEEDWARR
Recvd: 06/01/05 10:10 3 pgs
Fees:18.00 Taxes:703.00
20050601-0061495

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of May, 2005 by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Barbara A. Rousseau, unmarried, 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 254, SECTION THIRTEEN, HOLT WOODS, as shown on plat of record in Plat Book 9700, Pages 598 and 599, 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 party of the first part in Warranty Deed of record at Instrument Number 20050601-0061494 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 SECTION THIRTEEN, HOLT WOODS, as recorded in Plat Book 9700, Page(s) 598 AND 599, 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); Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 and Book 10800, Page 575, 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 Holt Woods Homeowners' Association recorded in Book 9570, Page 13; Charter for Holt Woods Homeowners' Association recorded in Book 9570, Page 5; Quit Claim Deed for the Common Area recorded in Instrument No. 20020807-0095356; Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 10316, Page 585 and Storm Water Detention Agreement recorded in Book 10584, Page 124; 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 party of the second part, 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

By: R A B
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 9 day of May, 2005.

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

_____
Notary Public

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 $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Judy A Lehman
Affiant

Subscribed and sworn to before me this the 27th day of May, 2005

Mandy E Baird
Notary Public

My commission expires:
7/29/07

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

PROPERTY ADDRESS:
4021 Bryce Road
Nashville, TN 37211

MAIL TAX NOTICES TO:
AmSOuth Bank
2050 Parkway OFfice Circle
Birmingham, AL 35244

NAME AND ADDRESS OF PROPERTY OWNERS:
Barbara A. Rousseau
4021 Bryce Road
Nashville, TN 37211

TAX PARCEL NO.: 172-15A-247.00 CO

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

Return To: