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

WARRANTY DEED

BOX 15

THIS INDENTURE, made and entered into this 14th day of July, 2005, by and between **CHARLES W. BRANDON and WENDY H. BRANDON,** 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 Davidson, State of Tennessee:

Lot 2, PEACH ORCHARD HILL SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 728, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Charles W. Brandon and Wendy H. Brandon by Special Warranty Deed from U. S. Bank National Association, not in its original capacity, but as Trustee for the Certificate Holders of the CSFB Trust Series 2001-33, by its Attorney-In-Fact, Olympus Servicing, LP, FKA Calmco Servicing, LP, recorded on April 8, 2003, in Instrument Number 20030408-0046171, in the 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; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PEACH ORCHARD HILL, as recorded in Plat Book 6250, Page(s) 728, 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); covenants, conditions and restrictions as set forth in Restrictive Covenants recorded in Book 6701, Page 618, as amended in Book 8102, Page 836 and Book 8118, Page 383, 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 Peach Orchard Homeowners' Association of record in Book 8132, Page 656; and Deed of Conveyance recorded in Book 7953, Page 539 and Book 7953, Page 580; 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.

Name and Address of Property Owners:
Primacy Closing Corporation
786 Peach Orchard Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map & Parcel:
132-15-0 062.00

Davidson County DEEDWARR
Recvd: 08/09/05 15:39 2 pgs
Fees:13.00 Taxes:1735.30

20050809-0094432

WITNESS the signature of the said party of the first part the day and year first above written.

Charles W. Brandon

Wendy H. Brandon

STATE OF FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Charles W. Brandon,** 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 14TH day of JULY, 2005.

JANE GILLASPIE
MY COMMISSION # DD 042914
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

Notary Public

My commission expires: NOV. 16, 2005

STATE OF FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Wendy H. Brandon,** 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 14TH day of JULY, 2005.

JANE GILLASPIE
MY COMMISSION # DD 042914
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

Notary Public

My commission expires: NOV. 16, 2005

STATE OF TN

COUNTY OF DAVIDSON

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 $ 469,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LEE E. CRANFORD NOTARY PUBLIC STATE OF TENNESSEE

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS THE 1ST DAY OF AUGUST, 2005

MY COMMISSION EXPIRES ON 1/26/2008

NOTARY PUBLIC