Davidson County DEEDWARR
Recvd: 08/17/05 10:44 3 pg
Fees:18.00 Taxes:1402.30
20050817-0097572

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of June 2005, 2005, by and between **STEVEN HUDDLESTON, an unmarried man, and ETHAN LYELL, an unmarried man,** 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 to wit:

Lot 62, BLOODS ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, a plan of said addition being of record in Book 21, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said property fronts 50 feet on the south side of Russell Street, and extends back southwardly between parallel lines, 170 feet to an alley.

Being the same property conveyed to Steven Huddleston, unmarried man, and Ethan Lyell, unmarried man, from Leo O'Bryan, unmarried, by virtue of Warranty Deed as recorded on 08/20/2002, in Instrument Number 200208200100401, 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 BLOODS ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as recorded in Plat Book 21, Page 5, in the 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.

Steven Huddleston

Ethan Lyell

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, **Steven Huddleston,** 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 23rd day of June, 2005.

Notary Public

My commission expires:
7-21-07

Elizabeth Lyell
Notary Public at Large
Davidson County, Tennessee
My Commission Expires 7-21-2007

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, **Ethan Lyell,** 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 23rd day of June, 2005.

Notary Public

My commission expires:
7-21-07

Elizabeth Lyell
Notary Public at Large
Davidson County, Tennessee
My Commission Expires 7-21-2007

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 $ 379,000.00, 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 12th day of August, 2005.

Notary Public

My commission expires:
3-10-07

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

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

PROPERTY ADDRESS:

602 Russell Street
Nashville, TN 37206

MAIL TAX NOTICES TO:

Primacy Closing Corporation
6077 Primacy Parkway, Suite 300
Memphis, TN 38119

NAME AND ADDRESS OF PROPERTY OWNERS:

Same

TAX PARCEL NO.: 82-16 122.00

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

Return To: