Davidson County DEEDWARR
Recvd: 08/19/05 15:45 3 pg
Fees:18.00 Taxes:536.50
20050819-0099288

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of August, 2005 by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Leyda Bonilla-Reyes, 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 213, ON THE PLAN OF HICKORY VALLEY, SECTION 2, as of record in Book 4175, Page 158, in the Register's Office, Davidson County, Tennessee, to which plan 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 ~~X~~ in said Register's Office.
*20050819-0099287

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 PLAN OF HICKORY VALLEY, SECTION 2, as recorded in Book 4175, Page(s) 158, 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 covenants, conditions and restrictions as set forth in Restrictive Covenants recorded in Book 4469, Page 847, 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); 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: _____
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 President of Primacy Closing Corporation, the within named bargainor, a corporation, and that he/she as such Ross A. Boswell 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 Vice President.

WITNESS my hand and official seal, this 11th day of August, 2005.

MARINA A. MURPHY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Notary Public

My commission expires:
8-16-06

My Commission Expires August 16, 2006

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 $145,000.00, 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 16th 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:

5428 Country Drive
Nashville, TN 37211

MAIL TAX NOTICES TO:
Same

NAME AND ADDRESS OF PROPERTY OWNERS:
Leyda Bonilla-Reyes
5428 Country Drive
Nashville, TN 37211

TAX PARCEL NO.: 162-05-0 136.00

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

Return To: Box 34 or
Leon Sharber
1161 Murfreesboro Road, Suite 505
Nashville, TN 37217