Davidson County DEEDWARR
Recvd: 02/27/06 11:15 3 pgs
Fees:18.00 Taxes:603.10
20060227-0022218

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of February, 2006, by and between **MONIQUE L. SONNIER nka MONIQUE S. JOHNSON, an unmarried person,** 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 174, ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS A PLANNED UNIT DEVELOPMENT) as shown of record in Plat Book 6900, Page 550, 551, and 552, and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, 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 Grantors, by virtue of Warranty Deed recorded in Book 11330, Page 255, 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 record in Plat Book 6900, Page 550, 551, and 552, and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112; Declaration of Covenants, Conditions and Restrictions in Book 7351, Page 852, amended in Book 7431, Page 204, Book 7451, Page 739 and Book 8336, Page 393; Flowage Easement in Book 2247, Page 75; Easements in Book 7460, Page 515, Book 7489, Page 515, Book 8007, Page 235, Book 8657, Page 179 and Book 8739, Page 991; and Deeds of Conveyance as to Open Space and/or Common Area of record in Book 8207, Page 276 and Book 8951, Page 797; 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.

Monique S. Johnson

MONIQUE L. SONNIER nka MONIQUE S. JOHNSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **MONIQUE L. SONNIER nka MONIQUE S. JOHNSON,** 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 9th day of FEBRUARY, 2006.

Patricia Williams
Notary Public

My commission expires:
2-10-2010

STATE OF MS

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, _____, 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 _____ day of _____, 2005.

_____
Notary Public

My commission expires:

_____

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 $ 163,000.00, 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 24th day of February, ~~2005~~ 2006.

Brenda R. Lehman
Notary Public

My commission expires:
3/10/07

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

PROPERTY ADDRESS:

665 Granwood Blvd.
Old Hickory, TN 37138

MAIL TAX NOTICES TO:

Property Address

NAME AND ADDRESS OF PROPERTY OWNERS:

Primacy Closing Corporation
6077 Primacy Parkway
Memphis,TN 38119

TAX PARCEL NO.: 63-16-A-28.00 CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Land Title, Inc.
6 Cadillac Drive, Suite 190
Brentwood,TN 37027