Davidson County DEEDWARR 4 X 17
Recvd: 05/09/06 13:58 3 pgs
Fees:18.00 Taxes:1091.50
20060509-0054361

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of November 2005, by and between **WILLIAM H. BERRELL and JENNIFER C. BERRELL, 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 15, AS SHOWN ON WESTCHASE, SECTION ONE as shown of record in Instrument No. 20021203-0148525, 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 at Instrument Number 20031217-0180195, 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 9700, Page 521 and Instrument No. 20021203-0148525; Declaration of Conditions Covenants and Restrictions in Instrument No. 20021126-0146387; and Easements recorded in Book 751, Page 374, Book 787, Page 13, Book 787, Page 14, Book 5222, Page 720, Book 8626, Page 852, Book 2484, Page 315 and Instrument Nos. 20021028-0131574 and 20021104-0134795; all in said Register's Office and Easement for the flow of a creek as shown on survey of H & H Land Surveying dated July 24, 1997, revised May 7, 1998.

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.

WILLIAM H. BERRELL

JENNIFER C. BERRELL

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, **WILLIAM H. BERRELL,** 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 28th day of November, 2005.

Regina Lindsay
Notary Public

My commission expires:
May 30, 2007

REGINA LINDSAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 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, **JENNIFER C. BERRELL,** 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 28th day of November, 2005.

Regina Lindsay
Notary Public

My commission expires:
May 30, 2007

REGINA LINDSAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 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 $ 295,000.00, 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 28th day of April, ~~2005~~ 2006.

Notary Public

My commission expires:

3-10-07

Notary Public Williamson County Tennessee Brenda R. Lehman

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

PROPERTY ADDRESS:

532 Wheatfield Way
Nashville, TN 37209

MAIL TAX NOTICES TO:

PrimeTrust Bank
P O Box 210618
Nashville, TN 37221

NAME AND ADDRESS OF PROPERTY OWNERS:

Primacy Closing Corporation
6077 Primacy Parkway
Memphis, TN 38119

TAX PARCEL NO.: 114-07-0-B-15.00 CO

Prepared By:

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

Return To: