FILE NO. SP44956
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Davidson County DEEDWARR
Recvd: 10/19/06 16:03 3 pgs
Fees:18.00 Taxes:906.50
20061019-0130174

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of October, 2006, by and between **ERIC L. BECKER, UNMARRIED** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 198 ON THE PLAN OF R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY MARGIN OF OVERLOOK DRIVE, AT THE COMMON CORNER OF LOT NOS. 197 AND 198; THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 180 FEET TO A POINT IN THE NORTHWESTERLY LINE OF LOT NO. 202; THENCE, WITH THE LINE BETWEEN LOT NOS. 198 AND 202, NORTHEASTERLY 52 FEET TO THE COMMON CORNER OF LOT NOS. 198 AND 199; THENCE, WITH THE LINE BETWEEN SAID LOTS NORTHWESTERLY 180 FEET TO THE SOUTHEASTERLY MARGIN OR OVERLOOK DRIVE; THENCE, WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 70 FEET TO THE BEGINNING.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Instrument No. 20050928-0116395 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 in the public record of Register's Office of Davidson County, Tennessee.

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.

ERIC L. BECKER

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **ERIC L. BECKER,** 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 29th day of September, 2006.

Notary Public

NICOLE H
Notary
State of Texas
My Commission Expires
October 29, 2007

My commission expires:
10/29/2007

NICOLE H BREAZEALE
Notary Public
State of Texas
My Commission Expires
October 29, 2007

STATE OF _____

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 _____, 2006.

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 $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brenda R Lehman
Affiant

Subscribed and sworn to before me this the 17th day of October, 2006.

Notary Public

Judy A. Lehman
State of Tennessee
Notary Public
Williamson County

My commission expires:
3-10-07

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

PROPERTY ADDRESS:

3207 Overlook Drive
Nashville, TN 37212

MAIL TAX NOTICES TO:

Primacy Closing Corporation
6077 Primacy Parkway
Memphis, TN 38119

NAME AND ADDRESS OF PROPERTY OWNERS:

Primacy Closing Corporation
6077 Primacy Parkway
Memphis, TN 38119

TAX PARCEL NO.: 104-1-161.00

Prepared By:

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

Return To: