WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 09:46 4 pgs
Fees:23.00 Taxes:880.60
20070703-0079243

THIS INDENTURE, made and entered into this 29th day of June, 2007, by and between **BRIAN C. DILLARD AND WIFE, EMILLE M. DILLARD,** 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:

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY BURNS & ASSOCIATES, INC., DATED JUNE 6, 2003 AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SYCAMORE CREEK ROAD 25 FEET FROM SAID CERTAIN LINE, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL BELONGING TO REBECCA HAMILTON, AS EVIDENCED IN INSTRUMENT NO.20010419-0038632, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE NORTHWEST MOST CORNER OF THE HEREIN-DESCRIBED PARCEL; THENCE LEAVING THE EASTERLY MARGIN OF SYCAMORE CREEK ROAD SOUTH 71 DEG. 29 MIN. 28 SEC. EAST 391.78 FEET TO AN IRON ROD (OLD); THENCE SOUTH 71 DEG. 30 MIN. 05 SEC. EAST 51.12 FEET TO AN IRON ROD (NEW), SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREIN-DESCRIBED PARCEL; THENCE SOUTH 71 DEG. 30 MIN. 05 SEC. EAST 580.09 FEET TO AN AXLE SHAFT (OLD); THENCE, SOUTH 71 DEG. 44 MIN. 34 SEC. EAST 501.07 FEET TO AN IRON ROD (OLD), SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF THE HEREIN-DESCRIBED PARCEL, AND ON THE SOUTHERLY LINE OF THE PREVIOUSLY MENTIONED REBECCA HAMILTON LINE, AND THE NORTHERLY MOST CORNER OF A PARCEL BELONGING TO WILLIAM EDGIN, AS EVIDENCED IN BOOK 4454, PAGE 334, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN; THENCE LEAVING THE REBECCA HAMILTON LINE ALONG THE WILLIAM EDGIN LINE SOUTH 12 DEG. 04 MIN. 50 SEC. WEST 112.31 FEET, TO AN IRON ROD (OLD); THENCE SOUTH 4 DEG. 26 MIN. 55 SEC. WEST, 120.65 FEET, TO AN IRON ROD (OLD); THENCE CONTINUING ALONG WILLIAM EDGIN LINE NORTH 73 DEG. 52 MIN. 54 SEC. WEST 464.00 FEET TO AN IRON ROD (OLD); THENCE NORTH 73 DEG. 53 MIN. 49 SEC. WEST 337.99 FEET TO AN IRON ROD (OLD); THENCE NORTH 2 DEG. 27 MIN. 03 SEC. EAST 122.78 FEET TO AN IRON ROD (OLD); THENCE NORTH 88 DEG. 39 MIN. 47 SEC. WEST 217.00 FEET TO AN IRON ROD (NEW), SAID POINT BEING THE SOUTHWEST MOST CORNER OF THE HEREIN-DESCRIBED PARCEL; THENCE LEAVING THE PREVIOUSLY MENTIONED WILLIAM EDGIN LINE ALONG A NEW LINE NORTH 2 DEG. 49 MIN. 48 SEC. WEST 221.12 FEET, TO THE POINT OF BEGINNING, CONTAINING 240,995.8 SQ. FT. AND/OR 5.533 ACRES, MORE OR LESS.

CONVEYED HEREWITH IS AN EASEMENT FOR INGRESS, EGRESS AND UTILITY EASEMENT, AND A SEPTIC EASEMENT OVER AND UPON THE PARCEL ADJOINING THE PROPERTY ON ITS WESTERLY LINE, SET OUT TO THE USE AND BENEFIT OF THE WITHIN DESCRIBED PARCEL BY THE PRELIMINARY & FINAL PLAT FOR NEWCOMB PROPERTY, SYCAMORE CREEK ROAD, JOELTON, TENNESSEE, OF RECORD AT INSTRUMENT NO. 20030910-0132112 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded at Instrument Number 20051013-0123736, 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; Easement for Ingress/Egress in Book 7924, Page 639; Easement for gas line at Instrument No. 20030717-0100510, 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.

Brian C. Dillard
BRIAN C. DILLARD

Emille M. Dillard
EMILLE M. DILLARD

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **BRIAN C. DILLARD,** 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 15th day of June, 2007.

MARY A. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Mary A. Neely
Notary Public

My commission expires:
4-21-09

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **EMILLE M. DILLARD,** 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 15th day of June, 2007.

MARY A. NEELY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires:
4-21-09

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 $ 238,000.00, 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 June, 2007.

Notary Public

My commission expires:

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010

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

PROPERTY ADDRESS:

8420 Sycamore Creek Road
Joelton, TN 37080

MAIL TAX NOTICES TO:

NEW OWNER

NAME AND ADDRESS OF PROPERTY OWNERS:

PRIMACY RELOCATION, LLC
6077 PRIMACY PKWY
MEMPHIS, TN 38119

TAX PARCEL NO.: 004-00-0-212.00

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 TITL