WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of May 2008, 2007, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Hubert Collett and Elizabeth A. Collett, husband and wife 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 NO. 170 ON THE PLAN OF SECTION 1 OAK HILL ESTATES, as shown on plat of record in Book 3700, Pages 118, 119 and 120 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot fronts 173.64 feet on the north side of Forest Hills Drive and extends back 400 feet on the west line and 426.95 feet on the east line to a broken line in the rear and measures 244.79 feet thereon.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Instrument No. X, in the Register's Office for Davidson County, Tennessee. X 20080515 0050075

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 3700, Page(s) 118, 119 and 120; Covenants, Conditions and Restrictions in Restrictive Covenants in Book 4122, Page 739; Deed of Conveyance in Book 4385, Page 463; 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

Davidson County DEEDWARR
Recvd: 05/15/08 13:15 3 pgs
Fees:18.00 Taxes:1476.30
20080515-0050076

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. Bowell, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the V-P of Primacy Closing Corporation, the within named bargainor, a corporation, and that he/~~she~~ as such _____ 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 _____.

WITNESS my hand and official seal, this 7th day of May, 2008.

Notary Public

My commission expires:

_____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

MY COMMISSION EXPIRES JUNE 29, 2010

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 $ 399,000.00, 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 13 day of May, 2008, ~~2007~~

Notary Public

My commission expires:
3/12/08

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

PROPERTY ADDRESS:

828 Forest Hills Drive
Nashville, TN 37220

MAIL TAX NOTICES TO:

New Owner at :
5817 Chase View Road
Nashville, TN 37211

NAME AND ADDRESS OF PROPERTY OWNERS:

Hubert Collett and Elizabeth A. Collett

TAX PARCEL NO.: 16-1-11.00

Prepared By:

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

Return To: