WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of July, 2008 by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Elgalyn D. Wells, AN UNMARRIED WOMAN, 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 32, SECTION C, HICKORY ESTATES as shown of record in Plat Book 6900, Page 885-887, 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 Inst No 20080716-0072763, 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 884, Plat Book 6900, Page 885-887; Declaration of Covenants, Conditions and Restrictions in Book 7823, Page 857, Book 7857, Page 94 re-recorded in Book 7876, Page 75 corrected in Book 9616, Page 470 and Book 9616, Page 477, amended and restated in Book 9678, Page 187 and Book 9764, Page 44 and amended in Book 11180, Page 802; By-Laws ini Book 7932, Page 648, Book 9678, Page 213, amended at Inst No. 20001207-0120450; Charter of Homeowner's Association in Book 7857, Page 87, re-recorded in Book 7876, Page 67 and Book 9680, page 319; Homeowner's Association Architectural Review at Inst No. 20010614-0062710; Homeowner's Association Rules and Regulations at Inst. Nos. 20010614-0062709 and 20011015-0111957; and Deeds of Conveyance as to Open Space and/or Common Area of record in Book 9786, Page 923; 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.

Davidson County DEEDWARR
Recvd: 07/16/08 11:15 3 pgs
Fees:18.00 Taxes:536.13
20080716-0072764

Signed By:
Primacy Closing Corporation

By: _____
Signature

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

WITNESS my hand and official seal, this 6 day of June, 2008.

Nevada E Ashley
Notary Public

NEVADA E. ASHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires:
7/12/09

MY COMMISSION EXPIRES JUNE 29, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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 $ 144,900.00, 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~~ 9th day of July, 2008

Notary Public

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

My commission expires:
9/20/10

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

PROPERTY ADDRESS:

6704 Birchbrook Drive
Antioch, TN 37013

MAIL TAX NOTICES TO:

SUNTRUST MORTGAGE, INC.
RVW 5093
1001 SEMMES AVENUE
RICHMOND, VIRGINIA 23224

NAME AND ADDRESS OF PROPERTY OWNERS:

ELGALYN D. WELLS
6704 BIRCHBROOK DRIVE
ANTIOCH, TN 37013

TAX PARCEL NO.: 176-5A-15.00CO

Prepared By:

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

Return To:

CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167