22-4184

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **January, 2003** by and between **Stonemark Homes, LLC** , herein after referred to as GRANTOR, and **Ricky L. Newbill and Carlis T. Newbill** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book 9700, page 952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

** Being a portion of the same property conveyed to R. Carberry by deed, dated April 17, 2002, from Southfork Development, Ltd., a Texas Limited Partnership of record in Instrument 20020424-0050774, Register's Office for Davidson County

Previously being a portion of the same property conveyed to Southfork Development, Ltd., a Texas Limited Partnership, by deed, dated November 27, 1998, from R & T Partners I, a Texas General Partnership of record in Book 11194, page 868, Register's Office for Davidson County

This is improved/unimproved property known as: 5113 Brookstone Court, Antioch, TN 37013

**Being the same property conveyed unto Stonemark Homes, LLC by Quitclaim Deed being recorded simultaneously herewith of record in Instrument Number 20030211-0018634, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert Yeatman
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/11/03 10:32 2pgs
Fees:13.00 Taxes:503.20

20030211-0018635

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Holly Newman, a Notary Public of said State and County aforesaid, personally appeared Robert Yeatman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Stonemark Homes, LLC, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Franklin, this the **30th** day of **January, 2003.**

Holly Newman
Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Ricky L. Newbill and Carlis T. Newbill
176 Star Blvd, Madison, TN 37115

Send Tax Statements to:
SAME
, Franklin

map and parcel--176-05-0-B 173.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$136,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Joan Haurelle
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **January, 2003.**

Holly Newman
Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
22-1-184