23-1-730

Davidson County DEEDWARR
Recvd: 07/30/03 13:45 2pgs
Fees:13.00 Taxes:443.63

20030730-0107581

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 **21st** day of **July, 2003** by and between **Stonemark Homes, LLC** , herein after referred to as GRANTOR, and **James K. Mayo, unmarried** , 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. 27 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 here made for a more complete and accurate legal description.

Being the same property conveyed to grantor by deed of even dated being recorded simultaneously herewith. *

Previously **Being a part of the same property conveyed to J.D. Eatherly by Warranty deed from Southfork Development, Ltd., a Texas Limited Partnership, dated April 19, 2002 and recorded in Instrument No. 20020424-0050774, Register's Office for Davidson County, Tennessee.** * 20030730-0107580

Restrictions contained in instrument of record in Book 7823, page 857, Book 7857, page 94, Book 7876, page 75, Book 9678, page 187, Book 7932, page 648, Book 9616, page 470, Book 9616, page 477, Book 7224, page 642, Register's Office for said County.

By-Laws contained in instrument of record in Book 9678, page 187, Book 11180, page 802, Register's Office for said County.

Sewer Easement contained in instrument of record in Book 4435, page 20, Book 7145, page 614, Register's Office for said County.

Subject to Electric Utility contained in instrument of record in Book 6900, page 885, Register's Office for said County.

This is improved/unimproved property known as: 5140 Brookstone Court, Antioch,TN 37013

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 A. Yeatman
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Holly Newman, a Notary Public of said State and County aforesaid, personally appeared Robert A. 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 **21st** day of **July, 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:
James K. Mayo
253 Village Green Drive, Nashville, TN 37217

Send Tax Statements to:
United Wholesale Mortgage
725 South Adams, Ste 12, Franklin

map and parcel--176-05-0-B 190.00

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 **$119,900.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **July, 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