23-1-764

Davidson County DEEDWARR
Recvd: 08/07/03 12:01 2pgs
Fees:13.00 Taxes:488.18

20030807-0112676

**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 **31st** day of **July, 2003** by and between **Stonemark Homes, LLC** , herein after referred to as GRANTOR, and **Valerie D. Jones** , 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. 38 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 Stonemark Homes, LLC. by Quitclaim Deed from J.D. Eatherly of even date being recorded simultaneously in Book *, Page _____, Register's Office of Davidson County.**

**Previously being part of the same property conveyed to J.D. Eatherly by Warranty Deed from Southfork Development, Ltd., a Texas Limited Partnership, of record in Instrument 20020424-0050774, executed on April 19, 2002, Register's Office for Davidson County, Tennessee.**

**This is improved/unimproved property known as: 5228 Hickory Woods Drive, Antioch,TN 37013**

* 20030807-0112675

**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 **31st** day of **July, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
**Valerie D. Jones**
**5228 Hickory Woods Drive, Antioch, TN 37013**

Send Tax Statements to:
**Countrywide Home Loans, Inc**
**718 Thompson Lane, Franklin**

**map and parcel--176-05-0-B-201.00**

# 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 **$131,940.00** 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 **31st** day of **July, 2003.**

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