24-1-296

Davidson County DEEDWARR
Recvd: 08/31/04 14:02 2pgs
Fees:13.00 Taxes:651.20
20040831-0105314

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

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 **25th** day of **August, 2004** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Kalpa Patel and husband, Paresh Patel** , 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 **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 19 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument Number 20030904-0128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from J.D. Eatherly d/b/a Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20040831 0105313 **, Register's Office for Davidson County, Tennessee.**

Previously being part of the same property conveyed to J.D. Eatherly and d/b/a Eatherly Properties by Warranty Deed from William H. Dorris and Robert B. Huffine Mallard Partners, LLC, dated November 21, 2003, of record in Instrument No. 20031208-0175784, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty deed from T. N. McGinnis a/k/a Troy Napoleon McGinnis, dated February 15, 2000, of record in Instrument Number 20000224-0018289, Register's Office for Davidson County, Tennessee: being part of the same property conveyed unto William H. Dorris by Warranty Deed from David H. Frazier and wife, Martha B. Frazier, dated September 22, 2000, of record in Instrument Number 20000925-0094849, Register's Office for Davidson County, Tennessee; being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty Deed from Joe L. Wall and Mike Scuggs, dated December 17, 2001, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed unto William H. Dorris and Robert B. Huffine by Warranty Deed from Albert D. Panter and wife, Dorothy M. Panter, dated April 5, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters appearing on the plan of Walton Oaks Subdivision, of record in Instrument No. 20030904-0128576; (2) Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee contained in instrument of record in Book 4129, page 903; (3) 20 foot public utility and drainage easement adjacent to street right-of-ways; (4) Stormwater Detention Pond to be maintained in accordance with Instrument No. 20001011-0110937; (5) Restrictions contained in instrument of record in Instrument No. 20010927-0104591; (6) All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 1528 Beaus Way, Madison, TN 37115

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, Carrie E Hughes, 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 **25th** day of **August, 2004.**

MY COMMISSION EXPIRES
AUGUST 22, 2005

Notary Public

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

My Commission Expires:_____

Name and Address of Property Owner:
Kalpa Patel and Paresh Patel
1528 Beaus Way, Madison, TN 37115

Send Tax Statements to:
Charter One Mortgage
10333 N. Meridian St, Ste 120, Indianapolis, IN 46290

Map & Parcel--P/O 051.15-0C-031.00-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 **$176,000.00** 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.

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **25th** day of **August, 2004.**

MY COMMISSION EXPIRES
AUGUST 22, 2005

Notary Public

My Commission Expires: _____

RETURN TO:

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