24-1-471

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

Davidson County DEEDWARR
Recvd: 01/12/05 11:23 2 pgs
Fees:13.00 Taxes:580.86
20050112-0004465

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 **December, 2004** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Faye Y. Denson** , 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 No. 13 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument No. 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 of record simulaneously herewith in Instrument No. 20050112-0004463 **. Previously being part of the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties, by Warranty Deed from William H. Dorris and Robert B. Huffine Mallard Partners, LLC, dated November 21, 2003, recorded December 8, 2003, of record in Instrument 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 made subject to all matters appearing on the plan of Walton Oaks, Section 2, of record in Instrument No. 20031208-0175784, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage contained in instrument of record in Book 4129, page 903, said Register's Office. Subject to a 20 foot public utility and drainage easement adjacent to street right-of-ways, said Register's Office. Restrictions contained in instrument of record in Instrument No. 20010927-0104591, said Register's Office. Stormwater Detention Pond of record in Instrument 20010110110937. All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 1525 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

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 **30th** day of **December, 2004.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

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

My Commission Expires:_____

Name and Address of Property Owner:
Faye Y. Denson
1525 Beaus Way, Madison, TN 37115

Send Tax Statements to:
Charter One Mortgage
10333 N. Meridian Street, Ste 120, Franklin

Map and Parcel--115-0C-13.00 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 **$156,990.00** 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 **30th** day of **December, 2004.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

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

My Commission Expires: _____

RETURN TO:

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