26-1-290

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/09/06 11:17 3 pgs
Fees:18.00 Taxes:691.90

20060609-0068662

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of May, 2006 by and between Stonemark Homes, LLC, hereinafter referred to as GRANTOR, and Lajoy N. James, an unmarried woman, hereinafter 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. 16, 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.

This conveyance is subject to the following:

1) All matters appearing on the plan of Walton Oaks Subdivision, Section 2, of record in Instrument No. 20030904-0128576, Register's Office for said County.

2) Restrictions of record in Instrument No. 200109270104591, Register's Office for said County.

3) Sanitary Sewer/Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4129, page 903, Register's Office for said County.

4) Subject to 20' foot public utility and drainage easement adjacent to street right of ways.

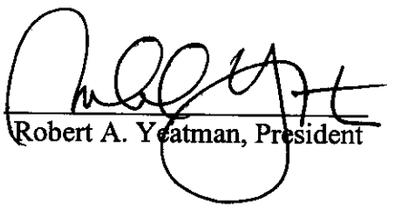
Being the same property conveyed to Stonemark Homes, LLC by Quitclaim Deed from J.D. Eatherly d/b/a Eatherly Properties, dated May 30, 2006, of record in Instrument No. 20060609-0068660, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties by Warranty Deed from William H. Dorris and Robert B. Huffine Mallard Partners, LLC, dated November 21, 2003, of record in Instrument No. 20031208-0175784, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1537 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.

Stonemark Homes, LLC

By: 

Robert A. Yeatman, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Susan Harville, 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 May, 2006.

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Lajoy N. James
1537 Beaus Way, Madison, TN 37115

Send Tax Statements to:
Countrywide Home Loans
3011 Armory Dr. #120
Nashville, TN 37204

Map and Parcel--051.15-OC-016.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

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 $187,000.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of May, 2006.

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

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