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

26-1425

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

Davidson County DEEDWARR
Recvd: 07/28/06 11:31 2 pgs
Fees:13.00 Taxes:887.96
20060728-0091461

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of July, 2006 by and between **Stonemark Homes, LLC**, hereinafter referred to as GRANTOR, and **Mychael D. Carney and wife, Therasia H. Carney, and Arlus Vernon Holt and wife, Anitha Holt** 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 Goodlettsville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 118 on the Final Plat of Echo Hill Estates, Section Four, as of record in Instrument 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to the following encumbrances: Restrictive covenants of record in Book 7489, page 988, Book 7699, page 949, Book 8612, page 821 and Book 9083, page 26; Homeowners Association Charter of record in Book 7495, page 177; Articles of Amendment of record in Book 7703, page 641; Conveyance of common area of record in Book 7704, page 773 and Book 7704, page 776; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stonemark Homes, LLC by Quitclaim Deed from J.D. Eatherly for Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20060728-0091459, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to J.D. Eatherly for Eatherly Properties by Warranty Deed from Echo Hill Joint Venture, a Tennessee General Partnership, dated January 30, 2003, recorded February 20, 2003, of record in Instrument 20030220-0022453, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 397 Solitude Circle, Goodlettsville, Tennessee 37072

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 **Stonemark Homes, LLC** 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 20th day of July, 2006.

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

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Mychael D. Carney and wife Therasia H. Carney and Arlus Vernon Holt and wife Anitha Holt
397 Solitude Circle, Goodlettsville, Tennessee 37072

Send Tax Statements to:

American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

Map & Parcel 033.06-0A-06300 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 $239,990.00 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of July, 2006.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

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3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-425