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

Davidson County DEEDWARR
Recvd: 04/24/07 10:47 2 pgs
Fees:13.00 Taxes:795.46
20070424-0048603

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of April, 2007 by and between **StoneMark Homes, LLC**, hereinafter referred to as GRANTOR, and **Stanley R. Appel and Carol A. Appel**, 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 the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 212 on the Final Plat of Phase Two, Canyon Ridge Subdivision, of record in Plat Book 9700, Page 805, as amended in Instrument 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

The above described property is subject to the following:

1) All matters appearing on the plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, Page 805, as amended in Instrument 20031124-0170362, Register's Office for said County.

2) Restrictions contained in instrument of record in Instrument 20031002-0145846 and amended in Instrument 20031218-0180508 and 2nd amendment of record in Instrument 200410080121636, Register's Office for said County.

3) Deed of conveyance to Metro Government Dept of Water & Sewer in Book 7097, Page 193, Register's Office for said County.

4) Stormwater Detention Agreement in Instrument No. 20030115-006324, Register's Office for said County.

5) Homeowners Association Charter of record in Instrument 200410060120674, Register's Office for said County.

Being part of the same property conveyed to Eatherly Properties by Warranty Deed from William H. Dorris and Robert B. Huffine, dated November 5, 2004, recorded November 30, 2004, of record in Instrument 200411300141770, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to the Grantor by Quitclaim Deed in Instrument No. 20070424-0048601 RODCT

This is [X]improved [ ]unimproved property known as: **1245 Canyon Ridge Court, Antioch, TN 37013**

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, Carrie 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 16th day of April, 2007.

Carrie Hughes
Notary Public
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Stanley R. Appel and Carol A. Appel
722 Summit Dr., Palm Springs CA 92262

Send Tax Statements to:

American Brokers Conduit
538 Broadhollow Rd. Melville NY 11747

Map and Parcel--149.07-0B-042.00-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 $214,990.00 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 16th day of April, 2007.

Notary Public

My Commission Expires: 5-22-10

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
27-1-164