Davidson County DEEDWARR
Recvd: 12/18/02 08:05 2pgs
Fees:13.00 Taxes:321.90
20021218-0155857

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2002.

Notary Public

(Affix Seal)

My Commission Expires: July 17 2004

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Preparer's File #-02K1263

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Erin Riggleman and Brian Adams	CTX Mortgage Company	150-03-186
3552 Gondola Drive	P.O.Box 199114	
Antioch, Tennessee 37013	Dallas, TX 75219-9000	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE LEE FRITON JONES, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ERIN RIGGLEMAN AND BRIAN ADAMS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 53-B on the Plan of Chelsea of Priest Lake, Section 1-B, as of record in Plan Book 6250, page 8, as amended in Plan Book 6250, page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete

Being the same property conveyed to Stephanie Lee Friton, unmarried by Deed from Susan L. Tamulis by Deed from 1160, page 119, said Register's Office.
Stephanie Lee Friton now Married and known as Stephanie Lee Friton Jones.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3552 Gondola Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **27th** day of **November, 2002**:

Stephanie Lee Friton Jones

Stephanie Lee Friton Jones by SLF atty in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE LEE FRITON JONES,and _____the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, TN this 27th day of November, 2002.

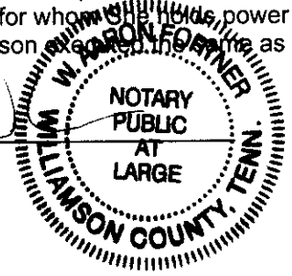
Notary Public

My Commission Expires: July 17 2004

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 27th day of November, 2002, before me personally appeared Stephanie Lee Friton Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Frederic Charles Jones for whom she holds power of attorney authorizing her to do so, and she acknowledged that such person executed the same as the free act and deed of Frederic Charles Jones.



Notary Public

My commission expires: July 17, 2006