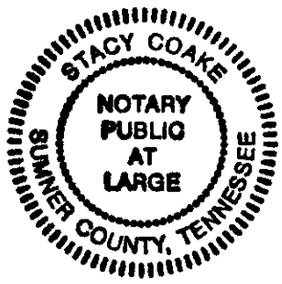
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Amanda Riggins David D Riggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Stacy Coake
Notary Public

MY COMMISSION EXPIRES: . 2/25/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Usa Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Riggins, et ux	David Riggins, et ux	149.02-OA-026.00-CO
(NAME)	(NAME)	
1209 Regents Park Circle	1209 Regents Park Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, L Doris Siebe, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Riggins and wife, Amanda Riggins, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 26A, Zone Lot Division, Lots 21 thru 32, on the plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, page 720-722, and as amended in Plat Book 6250, page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to L. Doris Siebe, unmarried, by deed from Mark A. Ellis and wife, Lisa Ellis, dated August 15, 1997, and recorded August 20, 1997, in Book 10575, page 627, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 1209 Regents Park Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this 17th day of March, 2003.

L. Doris Siebe
L Doris Siebe

Davidson County DEEDWARR
Recvd: 03/24/03 09:15 2pgs
Fees:13.00 Taxes:266.40

20030324-0038174

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. Doris Siebe, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Office, this 17th day of March, 2003.

Stacy Coake
NOTARY PUBLIC

My Commission Expires: 2/25/07

STACY COAKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE