PATSI B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$146,000.00.** Elizabeth A. Richardson Affiant Subscribed and sworn to before me, this the 12th day of June, 2003. Patsi B. Gregory Notary Public My commission expires: 6-5-2006 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206 file #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth A. Richardson **Jennifer D. Sturgis**	Primary Residential Mtg. Inc.	Map 149-06-0
2580 Johnson Ridge	4750 West Wiley Post Way	Parcel 156.00
Antioch, TN 37013	Salt Lake City, UT 84116	

FOR AND IN 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 ACKNOWLEDGE, WE,

Frederick P. Skellenger and wife, Linda R. Skellenger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth A. Richardson and Jennifer D. Sturgis,
as joint tenants with the right of survivorship

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. 49, on the plan of Oakwood, Phase 6, Section Two, of record in Book 7900, page 626, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frederick P. Skellenger and wife, Linda R. Skellenger by instrument executed June 7, 1996, which is of record in Book 10083 page 899, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Oakwood, Phase 6, Section Two, of record in Book 7900, page 626, Register's Office, Davidson County, Tennessee; to restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Book 7891page 478; Book 8038 page 838; Book 8313 page 17; and Book 7981page 519, all in said Register's Office; and, to the deed of conveyance to Metro Water in Book 9698 page 176 and 214, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/20/03 10:54 2pgs
Fees:13.00 Taxes:540.20
20030620-0085555

This is improved (XXX) Unimproved (____) property, known as **2580 Johnson Ridge, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 12th day of June, 2003.

Frederick P. Skellenger

Linda R. Skellenger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Frederick P. Skellenger and Linda R. Skellenger,** the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **June, 2003.**

Notary Public

My Commission Expires: 6-5-2006

PATSI B. GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON CO., TENNESSEE