Davidson County DEEDWARR
Recvd: 09/19/03 07:49 2pgs
Fees:13.00 Taxes:706.70
20030919-0138578

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(DM) Title No: 44984
Dav. Co. File: Box 8

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chris M. Jones Melissa Jones 7113 River Park Court Nashville, Tennessee 37221	CCB Mortgage Servicing P.O. Box 30046 Durham, NC 27702-3046

TAX MAP-PARCEL NUMBERS: 155-03-B-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan R. Riestra**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris M. Jones and Melissa Jones** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot NO. 7 on the Plan of River Park Estates of record in Book 6250, page 658 Register's Office for said County.

Said Lot No. 7 fronts 52.95 feet on the northwesterly margin of River Park Court and extends back 142.05 feet on the northeasterly line(s) and 134.64 feet on the southwesterly line to a dead line in the rear, measuring 94.35 feet thereon.

Being the same property conveyed to Susan R. Riestra by Larry Bryan Smith and spouse, Karyn Beth Smith of record in Book 11633, page 940, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 658, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Park Court, and a 10 foot easement for public utility and drainage purposes along the rear and northeasterly line(s) of said lot The Declaration of Covenants, Conditions and Restrictions of record in Book 6772, page 600, Book 6980, page 375 Book 6980, page 377, Book 7155, page 844, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7113 River Park Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of September, 2003.

Susan R. Riestra

State of TENNESSEE
County of DAVIDSON

On this 16th day of September, 2003 , before me the undersigned authority, personally appeared Susan R. Riestra, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $191,000.00

Affiant

Sworn and subscribed before me this the 16th day of September, 2003

Notary Public

My Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007