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Davidson County DEEDWARR
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20060113-0005233

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Talisha Kennedy	Same	Map 150-12A
1808 Quails Nest Court	Same	Parcel 176
Antioch, TN 37013	Same	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **The Estate of V. Michael Fox, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Talisha Kennedy,** Unmarried (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Kensal Green North of record in Plat Book 7900, Page 951, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to V. Michael Fox by quit claim deed from Tammy T. Fox of record in Instrument No. 20030821-0121257, said Register's Office. The said V. Michael Fox having since died in 2005 and pursuant to the Order of Intestate Administration, Docket No. 05P-1827, Circuit Court for Davidson County, Tennessee granting Mark A. Baugh and Jeffrey Mobley as Co-Administrators of the Estate and granting the authority for only one of the Co-Administrators be required to execute this instrument as a Co-Administrator of the Estate.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 9065 and Page 744, Book 9072 and Page 572, Book 9245 and Page 332, and Book 9696, and Page 654, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 7900, Page 951, said Register's Office.**

This is improved property commonly known as **1808 Quails Nest Court, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this
20th day of December, 2005

Notary public:

My Commission Expires: My Commission Expires MAR. 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **20th** day of December, 2005.

The Estate of V. Michael Fox
By: Mark A. Baugh
Mark A. Baugh, as Co-Administrator

[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 **Mark A. Baugh** with whom I am personally acquainted who acknowledged himself to be the Co-Administrator to The Estate of V. Michael Fox and that he executed the within instrument for the purpose of therein contained, by signing by himself for The Estate of V. Michael Fox, as the Co-Administrator.. .

WITNESS my hand and official seal at Nolensville, Tennessee, this **20th** day of December, **2005.**

Notary Public

My Commission Expires: March 31, 2007