Davidson County DEEDWARR
Recvd: 10/19/06 09:03 2 pgs
Fees:13.00 Taxes:667.48

20061019-0129667

WARRANTY DEED

G-VRE-06-848A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,400.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF October, 2006.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark E. Koeneman	Same as new	
848 Kirkwood Avenue	(NAME) owner	118-1B/1.00 CO
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAUREN KIRKLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK E. KOENEMAN, AN UNMARRIED MAN, 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. 1A on the plan of Kirkwood Glen shown on Exhibit "B" of record in Instrument No. 20051004-0119321, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Kirkland by Warranty Deed from Steven Henry Rezba, unmarried, recorded November 23, 2005 in Instrument No. 20051123-0142107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2854, page 143; Instrument Number 20050923-0114370; 20051014-0124168; 20050929-0117148; and 20051004-0119321, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 848 Kirkwood Avenue, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of October, 2006.

Lauren Kirkland

Lauren Kirkland

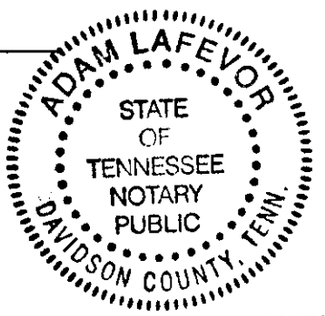
By Virginia Rezba, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of October, 2006, before me personally appeared Virginia Degerberg to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lauren Kirkland and who acknowledged he/she/they executed the same as the free act and deed of the said Lauren Kirkland.

Witness my hand and official seal, this the 6th day of October, 2006.

Notary Public



My Commission Expires:

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903