Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215
Return to:

6

Davidson County DEEDWARR
Recvd: 05/07/07 08:06 6 pgs
Fees:33.00 Taxes:710.40
20070507-0054143

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Irene J. Kenigson 7173 Bay Cove Trail Nashville, TN 37221	Same	141-12-OB-094.0 0CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged **SHANNON I. BYRD KESSLER and REBECCA R. BYRD SWAN, CO-EXECUTORS OF THE ESTATE OF FRANCIS BYRD**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **IRENE J. KENIGSON**, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Southampton Phase 5 of record in Book 6900, page 217 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Francis Byrd and wife, Dorothy L. Byrd, by deed recorded at Instrument No. 20030505-0059445, Register's Office for Davidson County, Tennessee. The said Dorothy L. Byrd having predeceased Francis Byrd. The said Dorothy L. Byrd having since died. Pursuant to the Last Will and Testament of the said Francis Byrd, filed at Probate No. 07P-230, subject property having been devised to Shannon I. Byrd Kessler and Rebecca R. Byrd Swan.

This is improved property known as 7173 Bay Cove Trail, Nashville, TN.

TO HAVE and to HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

See Attached Exhibit A – Permitted Encumbrances

GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 4th day of May, 2007.

SHANNON I. BYRD KESSLER, CO-EXECUTOR OF THE ESTATE OF FRANCIS BYRD

(ADDITIONAL SIGNATURE FOLLOWS)

Rebecca R. Byrd Swan, Co-Executor

REBECCA R. BYRD SWAN, CO-EXECUTOR
OF THE ESTATE OF FRANCIS BYRD

ACKNOWLEDGMENTS

STATE OF Arizona)

COUNTY OF Pima)

Personally appeared before me, a Notary Public in and for said County and State, **SHANNON I. BYRD KESSLER, CO-EXECUTOR OF THE ESTATE OF FRANCIS BYRD** the within named bargainor, 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, in her capacity as Co-Executor of the Estate of Francis Byrd.

WITNESS my hand and seal, at office in Tucson, Arizona, this the 1st day of May, 2007.

Maria Guadalupe Allen

Notary Public

My Commission Expires: 10-01-08

OFFICIAL SEAL
MARIA GUADALUPE ALLEN
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Oct. 1, 2008

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, **REBECCA R. BYRD SWAN, CO-EXECUTOR OF THE ESTATE OF FRANCIS BYRD** the within named bargainor, 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, in her capacity as Co-Executor of the Estate of Francis Byrd.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of April, 2007.

Lisa K. Brian

Notary Public

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2007

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 192,000.00.

Affiant

Sworn to and subscribed before me this 4th day of May, 2007

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Theresa L. Smith

Notary Public

THERESA L. SMITH

My Commission Expires: 11/22/2010

My Commission Expires: Nov 22, 2010

EXHIBIT A – PERMITTED ENCUMBRANCES

Taxes for the year 2007, a lien, which are not yet due and payable. Tax Parcel No. 141-12-OB-94CO.

ALL matters shown on Plat recorded in Book 6900, page 217.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5971, page 839; Book 6120, page 450, as amended in Book 6231, page 63 and supplemented in Book 7140, page 345, and in any allied instrument(s) referred to in said restrictions.

By-Laws of Southampton Homeowner's Association, Inc. of record in Book 6355, page 517.

Charter of Southampton Homeowner's Association, Inc. of record in Book 6323, page 132.