This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5590 PAGE 919

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dieter Ernst and wife, Irene Ernst	First Tennessee Bank N. A. Memphis	42-3-71
(NAME) 914 Ronnie Road	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Dieter Ernst and wife, Irene Ernst and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter Ronald Compton and wife, Delores W. Compton

have this day bargained and sold, and do hereby transfer and convey unto the said Dieter Ernst and wife, Irene Ernst

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Primrose Acres, as of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 101 fronts 103 feet on the easterly side of Ronnie Road and extends back 233.6 feet on the northerly line and 299.85 feet on the southerly line, which is a broken line, to a broken line in the rear measuring 265 feet thereon.

Being the same property conveyed to Walter Ronald Compton by deed from James Robert Parker and wife, Betty Barnett Parker, of record in Book 3283, page 460, said Register's Office.

This conveyance is subject to the plan of record in Book 2663, page 107, said Register's Office, a 40-foot setback line from Ronnie Road, a 30-foot easement for utilities and drainage, a 10-foot easement for public utilities; and an anchor easement 2-1/2 X 20 feet at the northwest front corner of the lot; and restrictive covenants of record in Book 2859, page 584, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,400.00

Subscribed and sworn to before me, this the 14 day of April 19 80

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 914 Ronnie Road, Madison, Tennessee 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 14 *day of* April *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Ronald Compton
Walter Ronald Compton

Delores W. Compton
Delores W. Compton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Walter Ronald Compton and wife, Delores W. Compton

the within named bargainor...S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 14 *day of* APRIL, *19* 80

Nancy L. Kota *Notary Public*

Commission expires 4-18-82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

a36162

WARRANTY DEED

FROM
Walter Ronald Compton and wife,
Delores W. Compton
TO

Dieter Ernst and wife,
Irene Ernst

F-85093

IDENTIF. REFERENCE

APR 15 3 27 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

04/15 153 14-

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

3554

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5590 PAGE 921

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			56400.00- CO	
			146.64 CO TX	
			.50 PRFEE	
			6.00 RDEED	
			CHECK	153.14-
			3554A04/15/80 SAL	.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-850093

APR 15 3 27 PM '80

No. 752462