This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, Tennessee 37076
PH: (615) 883-4998

BOOK 7685 PAGE 481

ADDRESS NEW OWNER:
LA MAR JEFFERY ERNST and wife,
KATHLEEN ANN ERNST
2158 June Drive
Nashville, TN 37214

SEND TAX BILLS:

SAME

MORTGAGEE:
IOLA FOERSTER
c/o Carolyn M. Ernst
2545 Hibbitts Road
Nashville, TN 37214

MAP-PARCEL:
MAP: 95-2
PARCEL: 43
03DZ41420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Iola Foerster, a/k/a Iola May Foerster, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto La Mar Jeffery Ernst and wife, Kathleen Ann Ernst, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 115 on the Map of Donelson Hills, of record in Plat Book 2331, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank Foerster and wife, Iola Foerster, by Deed dated May 5, 1987 from Dollye Cox, unmarried, of record in Book 7228, Page 754, Register's Office for Davidson County, Tennessee. The said Frank Foerster became deceased on September 17, 1987, with said property passing under Tennessee Law, and pursuant to his Last Will and Testament, to his widow, Iola Foerster. (See Estate of Frank Albert Foerster, Davidson County Probate Court No. 80771, recorded in Will Book 160, Page 613.)

This is improved property known as 2158 June Drive, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said La Mar Jeffery Ernst and Kathleen Ann Ernst, their heirs and assigns, forever; and I, Iola Foerster, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 21st day of October, 1988.

Iola Foerster
IOLA FOERSTER

0311 10/25 0101 03CHECK 199.55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named IOLA FOERSTER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 21st day of October, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $58,500.00.

Iola Foerster
AFFIANT

Subscribed and sworn to before me this 21st day of October, 1988.

NOTARY PUBLIC

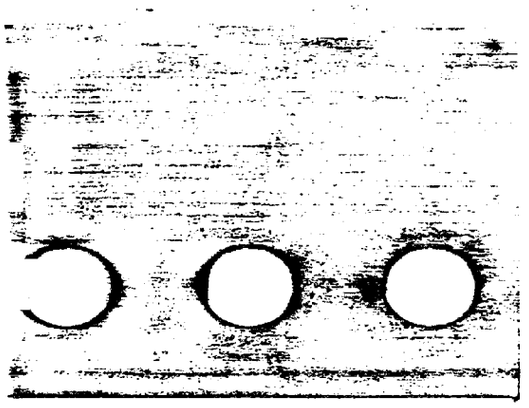
My Commission Expires: 5-13-90

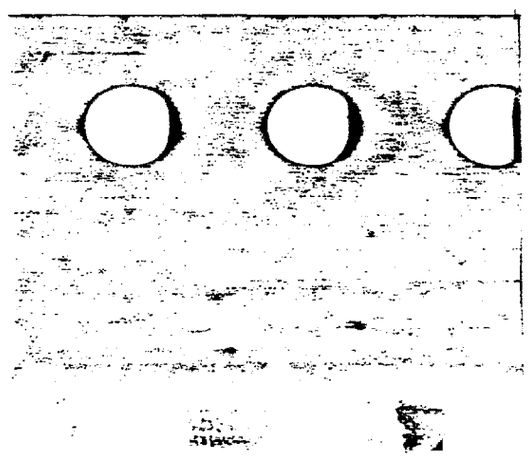
RUSH

Oct 25 9 20 AM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.9 | 3.6.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 58500.00
				CON TX 193.05
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.55
				CHECK 199.55
10/25/88	01			09:21 0001 0311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.1.36

IDENTIFICATION REFERENCE

OCT 25 9 20 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147061