Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050718-0083183

FROM:
LAMAR JEFFREY ERNST

TO:
KATHLEEN ANN ERNST

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: Larry Houston Hagar, Attorney
214 Third Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

x Lamar Jeffrey Ernst
Affiant

Sworn to and subscribed before me this 13 day of July, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. LARRY H. HAGAR

My Commission Expires 5-24-08

Notary Public

ADDRESS NEW OWNER:
Kathleen Ann Ernst
2158 June Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP/PARCEL NO:
095-02-0-043.00

FOR AND IN CONSIDERATION of the transfer of marital property pursuant to the Final Decree of Divorce, in the case of Lamar Jeffrey Ernst v. Kathleen Ann Ernst Case No. 05D-701, in the Fourth Circuit Court for Davidson County, Tennessee, said Decree being entered on the 13th day of July, 2005, and for the express purpose of making a conveyance to Kathleen Ann Ernst, I, Lamar Jeffrey Ernst, by these presents do hereby quitclaim and convey unto Kathleen Ann Ernst, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land, 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); and being the same property subsequently conveyed to La Mar Jeffery Ernst and wife, Kathleen Ann Ernst, by Warranty Deed dated October 21, 1988, from Iola Foerster, of record in Book 7685, Page 481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of July, 2005.

x Lamar Jeffrey Ernst
Lamar Jeffrey Ernst

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 Lamar Jeffrey Ernst, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 13 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 5-24-08

LARRY H. HAGAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.