Davidson County DEEDWARR
Recvd: 09/18/08 11:36 2 pgs
Fees:13.00 Taxes:364.08
20080918-0095338

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Forster Family Partnership/Helen Forster and Robert F. Forster, Grantors
TO: Tara Jo Kirk, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Tara Jo Kirk 1232 Joseph Avenue Nashville, TN 37207	Same as Owner	071.15-0-293.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $98,400.00.

Tara Jo Kirk
Affiant

Subscribed and sworn to before me this the 29th day of August, 2008.

My commission expires: June 12, 2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Forster Family Partnership/Helen Forster**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Tara Jo Kirk**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 37, PLAN OF SHARPE AND HORN'S SECOND ADDITION, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Forster Family Partnership/Helen Forster, by special warranty deed, recorded June 7, 2007 in Instrument No. 20070607-0068605, Register's Office for Davidson County, Tennessee. Robert F. Forster joins in this conveyance as the spouse of Helen Forster.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1232 Joseph Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29TH day of AUGUST, 2008.

"GRANTORS"
Forster Family Partnership

By: Helen Forster GP
Helen Forster, General Partner

Helen Forster

Robert F. Forster

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Helen Forster with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be the General Partner of Forster Family Partnership, a family partnership, and that as such General Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said family partnership.

WITNESS my hand and official seal at FRANKLIN, Tennessee this 29TH day of AUGUST, 2008.

My commission expires: JUNE 12, 2011
{Seal}

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Helen Forster and Robert Forster, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at FRANKLIN, Tennessee this 29TH day of AUGUST, 2008.

My commission expires: JUNE 12, 2011
{Seal}

Notary Public