5583 03/05 9.00- CHECK

FROM

JOE D. PUCKETT and wife, GAIL J. PUCKETT

TO

BOOK 5858 PAGE 206

JAMES PHILLIP ZERFACE and wife, THERESA ZERFACE

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
JAMES PHILLIP ZERFACE et ux	METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION	74-4-48
4608 Skymont Drive	230 Fourth Avenue North	
Nashville, TN 37215	Nashville, TN 37219	

THIS INSTRUMENT PREPARED BY:

Marbut Glenn Gaston, Jr., Attorney
2211 Crestmoor Road
Nashville, TN 37215

This instrument was prepared by the herein-referenced attorney from information furnished by the parties hereto. Further, said attorney has not examined, nor makes any representations as to the status of the title of the herein-described property.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The Actual Consideration or Value, Whichever is Greater, for this Transfer is

$ Ø

x James P. Zerface
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 19 82.

Notary Public

My Commission Expires: 1-22-84
(AFFIX SEAL)

FOR AND IN CONSIDERATION of certain mutual covenants and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged and for the express purpose of making a re-conveyance to create sole ownership in the GRANTEES, we,

JOE D. PUCKETT and wife, GAIL J. PUCKETT, Grantor(s) by these presents do hereby quitclaim and convey unto JAMES PHILLIP ZERFACE and wife, THERESA ZERFACE, the Grantee(s) successors and assigns, the following described tract or parcel of land, to wit:

SEE EXHIBIT A ATTACHED HERETO

RUSH

G 8 2 0 9 5

IDENTIF. REFERENCE

MAR 5 11 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved~~ improved (X) property, known as 832 Hermitage Ridge
Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

FURTHERMORE, SAID PROPERTY IS CONVEYED WITH THE UNDERSTANDING THAT THE GRANTOR(S) ARE RELEASED FROM ALL EXISTING FINANCIAL AND LEGAL OBLIGATIONS TO SAID PROPERTY IN WHATEVER FORM IT MAY EXIST.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of March, 19 82.

X Joe D. Puckett
JOE D. PUCKETT

X Gail J. Puckett
GAIL J. PUCKETT

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, JOE D. PUCKETT and wife, GAIL J. PUCKETT, the Bargainors, 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 3rd day of March, 19 82.

X Joseph D. Garnett
NOTARY PUBLIC

My Commission Expires: 1-22-84

NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I :

Being Lot No. 21 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office, to which reference is hereby made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 21 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office.

Beginning at a point lying on the southerly margin of Hermitage Ridge, said point further described as being the common front corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 south 8° 48' 54" West a distance of 61.67 feet to a point; thence leaving said common line of Lots 21 and 22 north 6° 23' 06" West a distance of 67.28 feet to a point lying on the southerly margin of Hermitage Ridge; thence running with the said margin of Hermitage Ridge South 66° 28' 18" east a distance of 7.74 feet to the beginning of a curve; thence around a curve having a radius of 50 feet, to the left a distance of 10.26 feet to the point of beginning, containing 0.02, more or less, acre.

TRACT NO. II:

Being a 0.02, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of Lot 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office, as shown on the Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, said Register's Office, described as follows:

Beginning at the common rear corner of Lots 21 and 22 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, said Register's Office; thence running with the said common line of Lots 21 and 22 north 8° 48' 54" east a distance of 76.3 feet to a point; thence south 6° 23' 06" east a distance of 73.53 feet to a point on the southerly line of said Lot 22; thence running with the said southerly line of Lot 22 south 83° 20' 20" west a distance of 20.0 feet to the point of beginning, containing 0.02, more or less, acre.

Being all the same property conveyed to JAMES PHILLIP ZERFACE and wife, THERESA ZERFACE, and JOE D. PUCKETT and wife, GAIL J. PUCKETT by deed from Commerce Union Bank, a Tennessee banking corporation, of record at Book 5727, page 721, Register's Office for Davidson County, Tennessee.