THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James P. Zerface et ux 4608 Skymont Drive Nashville, TN 37215	Same	104-16 228 24W-11650

WARRANTY DEED

BOOK 6437 PAGE 612

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan Deborah Hay, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James P. Zerface and wife, Theresa A. Zerface, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 214 on Belmont Land Company's Plan, of record in Book 421, page 34, said Register's Office.

SAID part of Lot No. 214 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of 20th Avenue South, formerly Altura Place or 19th Avenue South, 187.5 feet to an alley.

BEING the same property conveyed to Susan Deborah Hay (unmarried), by deed from Richard H. Thompson and wife, Ernestene C. Thompson, of record in Book 5458, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Susan Deborah Hay by Penny TeSelle as her Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. Susan D. Hay named in said Power of Attorney is one and the same person as the Susan Deborah Hay named herein.

The Affidavit of said Attorney-In-Fact is attached as an exhibit to this Deed and incorporated herein by reference.

This is (xx) improved property, known as 1820 Beechwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29th day of November, 1984.

Susan Deborah Hay by Penny TeSelle
Susan Deborah Hay Attorney-in-fact
BY: Penny TeSelle, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 56,000.00.

James P. Zerface
Affiant

Subscribed and sworn to before me, this the 29th day of November, 1984.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

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 Penny TeSelle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Susan Deborah Hay as her Attorney-In-Fact, as the free act and deed of the within named Susan Deborah Hay. Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 1984.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 4, 1987

WARRANTY DEED

from:

SUSAN DEBORAH HAY

to:

JAMES P. ZERFACE ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

EXHIBIT TO WARRANTY DEED
FROM
SUSAN DEBORAH HAY
TO
JAMES P. ZERFACE ET UX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6437 PAGE 614

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Penny TeSelle
Affiant / Penny TeSelle

Sworn to and subscribed before me this 29th day of November, 19 84.

Notary Public

My Commission Expires: Nov 4 1987

12/03- CHECK

1620

IDENTIF. REFERENCE

DEC 3 10 13 AM '84

REGISTER
DAVIDSON COUNTY, TN

1-6 7 1 5 1

OFFICIAL RECEIPT

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

BOOK 6437 PAGE 615

RECEIVED OF _____

FOR _____

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

56000.00- CAMT.
145.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 155.10-
1620A12/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 7 1 5 I

IDENTIF. REFERENCE

Dec 3 10 13 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0089541