THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Bou8/ye

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James P. Zerface	Atlantic Coast Mortgage	104-214
1712 Beechwood Avenue	Company	16
Nashville, TN 37212	3819 S. George Mason Dr. Suite G	24W-11580
	Baileys Crossroads, VA 22041	

WARRANTY DEED BOOK 6612 PAGE 658

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, Barbara L. Carroll and Charley McCauley 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 one-half of Lot No. 206 and the easterly one-half of Lot No. 207 on the plan of Belmont Land Co.'s Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID parts of Lots Nos. 206 and 207 adjoin and front together 100 feet on the northerly margin of Beechwood Avenue and extends back between parallel lines 198 feet, more or less, to an alley.

BEING the same property conveyed to Barbara L. Carroll and Charley McCauley by Quitclaim Deed from Ronald W. Routson, Trustee, of record in Book 6497, page 22, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 362, page 258, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1712 Beechwood Avenue, Nashville, TN 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 22nd day of July, 1985.

Charley McCauley

Barbara L. Carroll

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of July, 1985, before me personally appeared Barbara L. Carroll and Charley McCauley, 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 their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

BOOK 6612 PAGE 659

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 $ 118,000.00.

Theresa A. Zerface
Affiant

Subscribed and sworn to before me, this the 22nd day of July, 1985.

My Commission Expires: Nov 6 1987

Christy Wilkins Ivey
Notary Public

J 2 2 8 2 0

WARRANTY DEED

from:
Barbara L. Carroll and Charley McCauley

to:
James P. Zerface and wife, Theresa A. Zerface

IDENTIF. REFERENCE

JUL 23 11 37 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

TN-23944

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6612 PAGE 660

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

118000.00- CAPT.
306.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 313.30-
0380A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 8 2 0

IDENTIF. REFERENCE

JUL 23 11 37 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 156515