BOOK 7807 PAGE 171

THIS INSTRUMENT PREPARED BY: Kenneth M. Switzer
213 Fifth Avenue, North
Nashville, TN 37219
(615) 259-9344

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Theresa A. Zerface	Same	104-11
1712 Beechwood Avenue		74
Nashville, TN 37212		24W-06405

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and for the sole purpose of complying with the terms of a Marital Dissolution Agreement entered into by the parties, I, James Phillip Zerface , do hereby quitclaim and convey unto Theresa A. Zerface, all my right, title and interest in and to the following described tract of land, located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Stokes and Marshall's Subdivision, as of record in Book 332, page 106, Register's Office for said county.
>
> Said Lot fronts 50 feet on the southerly side of Acklen Avenue, formerly Marshall Street, and runs back between lines to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to James P. Zerface and wife, Theresa A. Zerface from Haury & Smith Contractors, Inc. by quitclaim deed of record in book 6390, page 489, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22nd day of March, 1989.

James P. Zerface
JAMES P. ZERFACE

21578

IDENTIFICATION

APR 4 9 33 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

1815 04/04 0101 03CHECK 6.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Saundra K. Morrison, a Notary Public in and for said County and State, the within named, JAMES PHILLIP ZERFACE 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 22nd day of March, 1989.

Saundra K. Morrison
Notary Public

My Commission Expires:

5-20-92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Theresa C. Zerface
Affiant

Sworn to and subscribed before me this 4 day of April, 1989.

Lenard M. Sentyz
Notary Public

My Commission Expires:

5-13-89