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

Mail

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| James P. Zerface | Same | 74-4 |
| 2601 Hillsboro Road | | 48 |
| Apartment I-2 | | |
| Nashville, TN 37215 | | |

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, Theresa A. Zerface , do hereby quitclaim and convey unto James P. Zerface, all my right, title and interest in and to the following described tract of land, located in Davidson County, Tennessee, to wit:

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 Resubdivison 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 DESCRIPTON 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 Hermitagge Ridge, said point further described as beinng 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 degrees 48' 54" West a distance of 61.67 feet to a point; thence leaving said common line of Lots 21 and 22 north 6 degrees 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 degrees 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 degrees, 48' 54" east a distance of 76.3 feet to a point; thence south 6 degrees 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 degrees 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, by Quitclaim Deed from JOE D. PUCKETT and wife, GAIL J. PUCKETT of record at Book 5858, page 206, 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 22 day of March, 1989.

Theresa A. Zerface
THERESA A. ZERFACE

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Kenneth M. Switzer, a Notary Public in and for said County and State, the within named, THERESA A. ZERFACE, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of March, 1989.

Kenneth M Switzer
Notary Public

My Commission Expires:

5-13-89

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ 0 .

James P. Zurfaes
Affiant

Sworn to and subscribed before me
this 22nd day of March, 1989.

Notary Public

My Commission Expires:

5-20-92

1217 04/04 0101 03CHECK 9.00

21580

IDENTIFICATION

APR 4 9 34 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN