PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys Box Y
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph.(615) 298-3312 - Fax 292-8746

FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

Dav. Co. File: Box ljh:
W & I Ref.. ( ) (Title No:.)

State of Tennessee
County of Davidson
This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Sec. 67-4-409(a)(3)(E).

James P. Zerface
Affiant

Sworn and subscribed before me this 11th day of September, 1991.

Christy Wilkins
Notary Public

My Comm. Expires: Oct 9, 1991

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
James P. Zerface	Chemical Mortgage Company	104-214
1712 Beechwood Avenue	101 East Town Street	16
Nashville, TN 37212	Columbus, OH 43215	24W-11580

WARRANTY DEED

BOOK 8441 PAGE 365

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, the undersigned **Theresa A. Lisella and James P. Zerface** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James P. Zerface and spouse, Wendall L. Zerface** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, 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 James P. Zerface and wife Theresa A Zerface by deed from Barbara L. Carroll and Charley McCauley of record in Book 6612, Page 658, Register's Office, Davidson County, Tennessee. The said James P. Zerface and Theresa A. Zerface (now Lisella) were subsequently divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88D-4457.

46442

SEP 12 12 00 PM '91

0278 09/12 0101 03CHECK 6.00

This is 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 11th day of September, 1991.

Theresa A. Lisella
Theresa A. Lisella

James P. Zerface
James P. Zerface

State of Tennessee
County of Davidson

On this, 11th day of September, 1991, before me the undersigned authority, personally appeared **Theresa A. Lisella and James P. Zerface** 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 the execution of the same as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Christy Wilkins
Notary Public