MAP 104-16
PAR 214.00

Prepared by: J. David Sabine
201 S. Main St
Poland, Ohio 44514

Tax Bills to
Owner: J. P. Zerface
1712 Beechwood Ave
Nashville, TN 37212

GENERAL WARRANTY DEED

James P. Zerface, and Wendall L. Zerface, married, ("Grantors"), of Davidson County, Tennessee, for valuable consideration paid, grant, with general warranty covenants, to the James P. Zerface Revocable Trust dated OCTOBER 9, 1996, James P. Zerface, Trustee, all of his right, title, and interest in the following tract of land:

Located in Davidson County, Tennessee, to wit:

BOOK 10287 PG 204

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 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 spouse, Wendell L. Zerface by deed from Theresa A. Lisella and James P. Zerface of record in Book 8441, page 365, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, encumbrances and Deeds of Trust securing debt as may affect the premises.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11 day of Dec, 1996.

0254032
IDENTIF. & REFERENCE

96 DEC 11 AM 11:05
REGISTER
DAVIDSON COUNTY, TN.

James P. Zerface
James P. Zerface

Wendall L Zerface
Wendall L. Zerface

STATE OF TENNESSEE,
COUNTY OF DAVIDSON, SS:

The foregoing instrument was acknowledged before me Nancy L Skinner

a Notary Public in and for said County and State, the within named JAMES P. ZERFACE and WENDALL L. ZERFACE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of Dec, 1996.

Notary Public

My Commission Expires:

My Commission Expires JULY 22, 2000

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4502 12/11 0101 01CASH 8.00