Prepared by: J. David Sabin
201 S. Main St
Poland, Oh. 44514

GENERAL WARRANTY DEED Tax Bills+
Owner: J. P. Zerface
1712 Beechwood Ave Nashville, TN 37212 mail

James P. Zerface, ("Grantor"), 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:

MAP 104-16
228

Located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 214 on Belmont Land Company's Plan, of record in Book 421, page 34, said Register's Office.

SAID part of Lot No. 214 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of 20th Avenue, South, formely Altura Place or 19th Avenue, South, 187.5 feet to an alley.

BOOK 10287 PG 206

BEING the same property conveyed to James P. Zerface and wife, Theresa A. Zerface, by deed from Susan Deborah Hay, of record in Book 6437, page 612, Register's Office for Davidson County, Tennessee, and to James P. Zerface by deed from Theresa A. Zerface, of record in Book 7808, page 773, said Register's Office.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of DEC, 1996.

James P. Zerface
James P. Zerface

0254833
IDENTIF. & REFERENCE

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

STATE OF TENNESSEE,
COUNTY OF DAVIDSON, SS:

The foregoing instrument was acknowledged before me Nancy Ashcraft a Notary Public in and for said County and State, the within named JAMES P. ZERFACE 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 11 day of Dec, 1996.

Notary Public

My Commission Expires:
My Commission Expires JULY 22, 2000

BOOK 10287 PG 207

4503 12/11 0101 01CASH 8.00