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

Tax Bills to
Owner:
James P. Zerface
1712 Beechwood Ave
Nashville, TN 37212
074-04
048

GENERAL WARRANTY DEED

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:

Located in Davidson County, Tennessee, to wit: BOOK 10287 PG 208

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 Resubdivision 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 DESCRIPTION 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 and described as:

Beginning at a point lying on the southerly margin of Hermitage Ridge, said point further described as being 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° 23' 54" West a distance of 61.67 feet to a point; thence leaving said common line of Lots 21 and 22 north 6° 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° 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

074-04
048

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

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

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° 48' 54" east a distance of 76.3 feet to a point; thence south 6° 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° 20' 20" west a distance of 20.0 feet to the point of beginning, containing 0.02, more or less, acre. *

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

4594 12/11 0101 01CASH 8.00

STATE OF TENNESSEE,
COUNTY OF DAVIDSON, SS:

The foregoing instrument was acknowledged before me Nancy L Sherrill 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.

Nancy L Sherrill

Notary Public

My Commission Expires:

My Commission Expires JULY 22, 2000

* Being the same property conveyed to James P. Zerface From James P. Zerface et ux in book 7807 p. 775