BOK 01

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Subscribed and sworn to before me, this 30th day of August, 2002,

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires

My Commission Expires JULY 30, 2005

Warranty Deed

Davidson County DEEDWARR
Recvd: 09/12/02 11:16 2pgs
Fees:13.00 Taxes:610.50

20020912-0111229

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11184

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James C. Zerface and Margaret H. Zerface **5137 Hilson Road** **Nashville, TN 37211** MAP & PARCEL NO. **161-07-0/011.00**	**Transland Financial Services, Inc.** **2701 Maitland Center Parkway** **Ste. 300** **Maitland, FL 32751-7294**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Connie M. Keller, unmarried

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

James C. Zerface and wife, Margaret H. Zerface

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of McMurray Woods, Section II as of record in Book 3300, page 17, Register's Office for said County.

Said lot fronts 204.95 feet on the westerly side of Hilson Road and runs back 380 feet on the northerly line and 437.62 feet on the southerly line to a dead line in the rear on which it measures 16.1 feet.

Being the same property conveyed unto Connie M. Keller, by Quitclaim Deed from Carla A. Foster, Phillip A. Keller, Alan P. Keller and Tessa J. Talley, dated December 19, 1997, recorded December 3, 1997, in Book 10739, Page 335, of the Register's Office for Davidson County, Tennessee; and corrected in Book 10745, Page 868, of the same Office. See also Book 8271, Page 351; and re-recorded in Book 8321, Page 334; Book 8263, Page 987 and Book 8286, page 270, of the same Office

THIS IS IMPROVED PROPERTY KNOWN AS: **5137 Hilson Road, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **August 30, 2002** .

Connie M. Keller

Connie M. Keller, Grantor

State of Tennessee
County of Davidson

On this 30th day of August, 2002, before me personally appeared **Connie M. Keller, unmarried**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

Catherine C. Birmingham

Notary Public

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Warranty Deed

F:\tw\apps...\WD2