Davidson County DEEDQC
Recvd: 06/13/05 10:17 2 pg
Fees:12.00 Taxes:0.00

20050613-0067094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 10TH day of JUNE, 2005.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Affiant

Notary Public

Quit Claim Deed

This instrument was prepared by
First National Financial Title Services, Inc..
25 Century Boulevard, Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James C. Zerface **5137 Hilson Road** **Nashville, TN 37211** **MAP & PARCEL NO.: 161-07-0/011.00**	Same

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, **Margaret H. Zerface**

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO **James C. Zerface**

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, 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 James C. Zerface and wife, Margaret H. Zerface, by Warranty Deed from Connie M. Keller, dated August 30, 2002, recorded September 12, 2002, in Instrument No. 20020912-0111230, of the Register's Office for Davidson County, Tennessee.

"It is the Grantor's intention to release any equitable interest retained or acquired by virtue of Final Decree of Divorce Docket No. 05D-1080, in the Fourth Circuit Court for Davidson County, Tennessee."

THIS DOCUMENT WAS PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTY OR GUARANTEE IS MADE BY FIRST NATIONAL FINANCIAL TITLE SERVICES, INC., AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED, OR OF RECORD TITLE, DEFECTS OR LIENS THEREOF, OR OF THE CONDITION OF THE PREMISES DESCRIBED HEREIN.

Map & Parcel #161-07-0/011.00

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

WITNESS OUR HANDS THIS **10TH** DAY OF **JUNE, 2005.**

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Margaret H. Zerface

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 10th day of **JUNE,** 2005, before me personally appeared Margaret H. Zerface, 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.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

QUITCLAIM DEED