PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30049)

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 178000.00

Affiant

Sworn and subscribed before me this
15th day of March, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Jonathan A. Ross, Jr.
1120 Stonewall Jackson Court
Nashville, TN 37220

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS
145-11-012
OH 20030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah F. Geistman and Fred R. Kissling, Jr.,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan A. Ross, Jr. and Zureta W. Baxter,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Granny White Park, of record in Book 3700, page 72, as amended by instrument of record in Book 4053, page 757, Register's Office for said County.

SAID Lot No. 7 fronts 153.6 feet on the easterly margin of Stonewall Jackson Court and extends back 307.2 feet on the northerly line and 348.0 feet on the southerly line to a dead line in the rear, measuring 255.0 feet thereon.

BEING the same property conveyed to Eleanor F. Sebranek by deed from Haury and Smith Contractors, Inc., of record in Book 4087, page 581, said Register's Office. Eleanor F. Sebranek has since died, and by Will of record in Will Book 119, page 528, Probate Court Clerk's Office, Davidson County, Tennessee, the property described herein was devised to Sarah F. Geistman and Geraldine F. Hines, a one-half undivided interest to each as tenants in common. Subsequently, Geraldine F. Hines has conveyed her one-half undivided interest in the subject property to Fred R. Kissling, Jr., by deed of record in Book 7935, page 910, said Register's Office.

This instrument is executed on behalf of Sarah F. Geistman by Fred R. Kissling, Jr., as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is improved property, known as: 1120 Stonewall Jackson Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 1990.

Sarah F. Geistman
Sarah F. Geistman
BY: Fred R. Kissling, Jr., Attorney in Fact

Fred R. Kissling, Jr.

State of Tennessee
County of Davidson

On this 15th day of March, 1990, before me the undersigned authority, personally appeared Fred R. Kissling, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

Notary Public

W & I 1269

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred R. Kissling, Jr., 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 on behalf of Sarah F. Geistman as her Attorney in Fact as the free act and deed of the within named Sarah F. Geistman. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1990.

My Commission Expires: Oct 9, 1991

Notary Public

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 1931

IDENTIF. TREFERENCE

MAR 19 2 16 PM '90

DAVIDSON COUNTY TN.

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant
Fred R. Kissling, Jr.

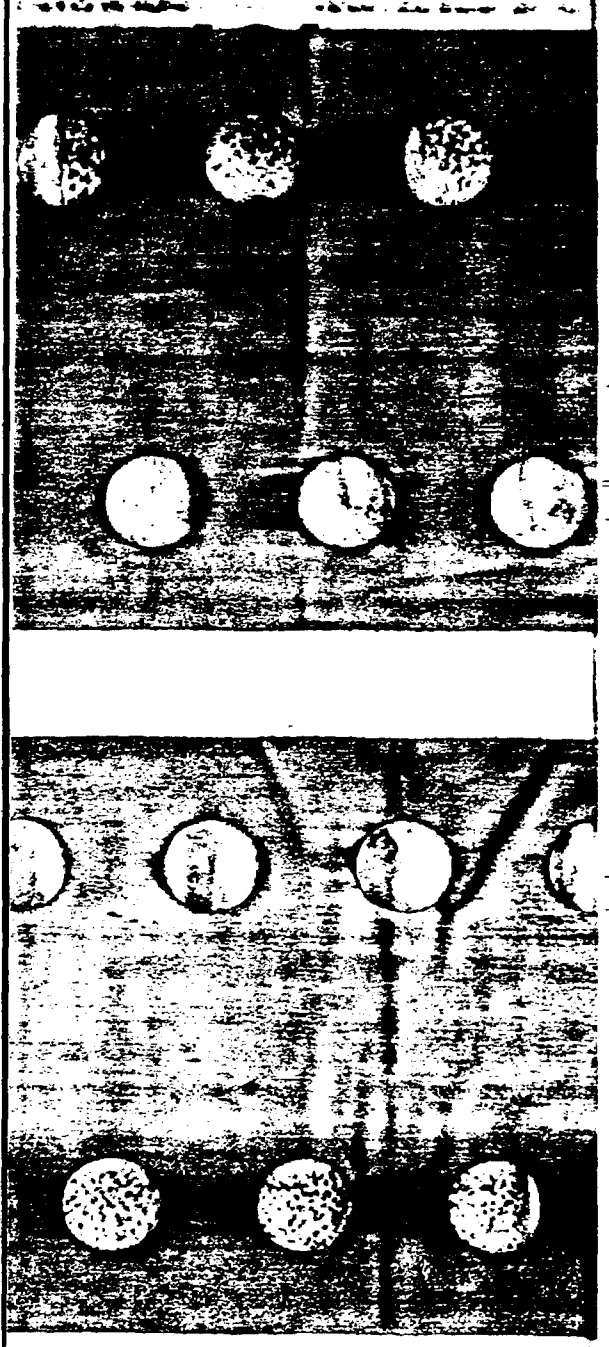
Sworn to and subscribed before me this 15th day of March, 19 90.

Notary Public

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

3772 03/19 3101 03CHECK 597.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8067 PAGE 653

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
			178000.00	
			CON TX	587.40
			PRFEE	1.00
			WDEED	9.00
			TOTAL	597.40
			CHECK	597.40
03/19/90	01	14:12	0001	3772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

Mar 19 2 16 PM '90

DAVIDSON COUNTY TN.

No. 302221