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:	MORTGAGEE:	MAP-PARCEL NUMBERS
Jonathan A. Ross, Jr. 1120 Stonewall Jackson Court Nashville, TN 37220	SAME	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 instrument is being re-recorded to correct a scrivener's error, the result of which was to omit information regarding the Grantees' respective shares in the property. The undersigned Grantees agree that their interests in this property should appear as follows:

JONATHAN A. ROSS, JR.	47%
ZURETA W. BAXTER	53%

Jonathan A. Ross, Jr. **

Zureta W. Baxter**

**SEE PAGE TWO FOR ACKNOWLEDGEMENTS OF SIGNATURES

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 12/89

RE-RECORD BOOK 8106 PAGE 139 BOOK 8067 PAGE 651

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 1990, before me the undersigned authority, personally appeared Jonathan A. Ross, Jr., and Zureta W. Baxter, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Jill C. Buchanan
NOTARY PUBLIC

JILL C. BUCHANAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
9-25-93

11931

IDENTIF. TREFERENCE

MAR 19 2 16 PM '90

DAVIDSON COUNTY TN.

RE-RECORD

25196

IDENTIF. TREFERENCE

MAY 9 3 18 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

"EXHIBIT A"

RE-RECORD BOOK 8106 PAGE 140

BOOK 8067 PAGE 652

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, 1990.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 9, 1991

0300 05/09 0101 03CHECK 9.00

3772 03/19 0101 03CHECK 597.40