Re-record to correct marital status and complete notary

27A

(2)

WARRANTY DEED

CHARLES A. SULLIVANT JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 06/04/01 08:46 2pgs
Fees:11.00 Taxes:518.00
[redacted]
20010604-0057429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Herman J Ross Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2001

Charles A. Sullivant Jr.
Notary Public

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman J. Ross, Sr. (NAME)	North American Mortgage (NAME)	Map 81-16
1026 14th Avenue, North (ADDRESS)	4301 HIllsboro Pike Suite 328 (ADDRESS)	Parcel 170
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	3W 07655

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl E. Jones, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman J. Ross, Sr., ~~a/married/man~~ unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly thirty seven and one half (37 1/2) feet of LOt No. Eleven (11) on the Plan of Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Harding Street and 14th Avenue North, formerly Watkins Street, being the Southwest corner of said Lot No. 11; thence with the northerly margin of Harding Street, easterly sixty-seven and one-half (67 1/2) feet to Lots Nos. 11 and 12; thence northerly with the line between said two lots, thirty seven and one-half (37 1/2) feet; thence, westerly parallel with Harding Street, sixty seven and one-half (67 1/2) feet; mor or less, to the easterly margin of 14th Avenue North, thence with the easterly margin of said 14th Venue, North southerly thirty seven and one-half (37 1/2) feet to the beginning.

Being the same property conveyed to Carl E. Jones, a married person by deed from D. Van Ford and Roland Jones of record in Book 10889, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2001, which have been prorated and assumed by the grantees herein, and to taxes for subsequent years, and to any and all restrictions and easements of record.

This is investment property, and therefore no marital or homestead rights exist to be conveyed.

unimproved ( )
This is improved (X) property, known as 1026 14th Avenue, North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 25th day of May, 2001

Carl E. Jones
By: Carl E. Jones by William G Davis, Atty In Fact
William G. Davis, Attorney-in-fact

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/02/01 08:22 2pgs
Fees:12.00 Taxes:0.00
20010702-0069435

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl E. Jones, a married person, through his duly appointed attorney-in-fact

the bargainor _____, 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 Brentwood Tennessee, this 25th day of May, 2001.

Commission expires 10/25/03

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 25th day of May, 2001, personally appeared before me, William G. Davis, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Carl E. Jones and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 25th day of May, 2001.

My commission expires: 10/25/03