PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 32843)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 73500.00

Heather J. Scott
Affiant

Sworn and subscribed before me this 26th day of February, 1993.

Christy Wilkins
Notary Public

My Comm. Expires: Sept 16, 1993

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Heather Sheila Scott Thomas R. Scott 1706B Ashwood Avenue Nashville, Tennessee 37212	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926	104-16-100

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 **Thuridur Erla H. Andersen and spouse, Kristinn Andersen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Heather Sheila Scott and Thomas R. Scott, joint tenants with the right of survivorship,** 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 Unit A, Zone Lot, west part of Lot 148, Belmont Land Company's Plan of Lots, as of record in Book 6200, page 327, Register's Office for Davidson County, Tennessee.

SAID Unit A fronts 25.69 feet on the northerly side of Ashwood Avenue and runs back a total of 174.80 feet on the easterly line and 174.34 feet on the westerly line to a line in the rear which measures 25.69 feet thereon.

BEING the same property conveyed to Thuridur Erla H. Andersen and husband, Kristinn Andersen, by deed from O.H. Mason and wife, Dorothy E. Mason of record in Book 6998, page 64, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

SUBJECT to restrictive covenants contained in instrument of record in Book 6200, page 327, Register's Office for Davidson County, Tennessee.

The Grantor, as owner of both the described property and the adjoining Unit "B" of said Zone Lot 148, hereby amends the provisions of the referenced plat to limit the joint driveway and access rights to an area measuring 15' x 20', consisting of a 15' strip having as its center line the common boundary line between Units "A" and "B", and extending from the right of way of the rear alley southwardly, a distance of 20'.

This instrument is executed on behalf of Thuridur Erla H. Andersen and Kristinn Andersen by Ernest A. Orand as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1706B Ashwood Avenue, Nashville, Tennessee 37212

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 26th day of February, 1993.

Thuridur Erla H. Andersen

Thuridur Erla H. Andersen, By: Ernest A. Orand, Atty-In-Fact

Kristinn Andersen

Kristinn Andersen, By: Ernest A. Orand, Atty-In-Fact

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 **Ernest A. Orand**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thuridur Erla H. Andersen and Kristinn Andersen**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 14, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thuridur Erla H. Andersen and Kristinn Andersen

TO: Heather Sheila Scott and Thomas R. Scott

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.

References to the singular include the plural, when applicable.

Ernest A. Orand, Affiant

Sworn to and subscribed before me this

26th day of February, 1993.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 14, 1995

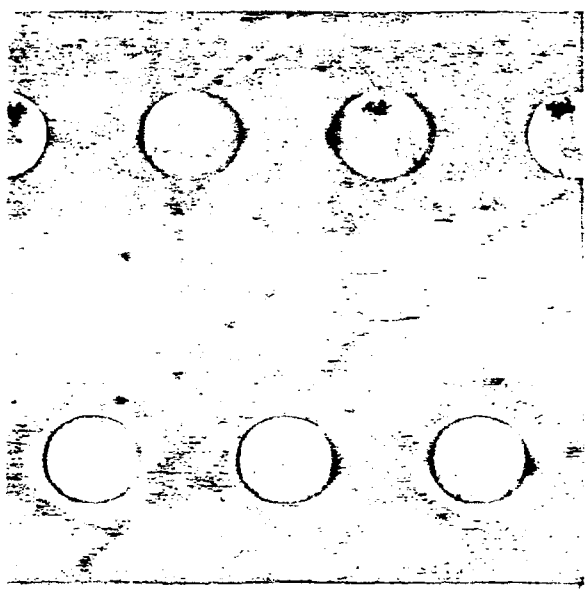
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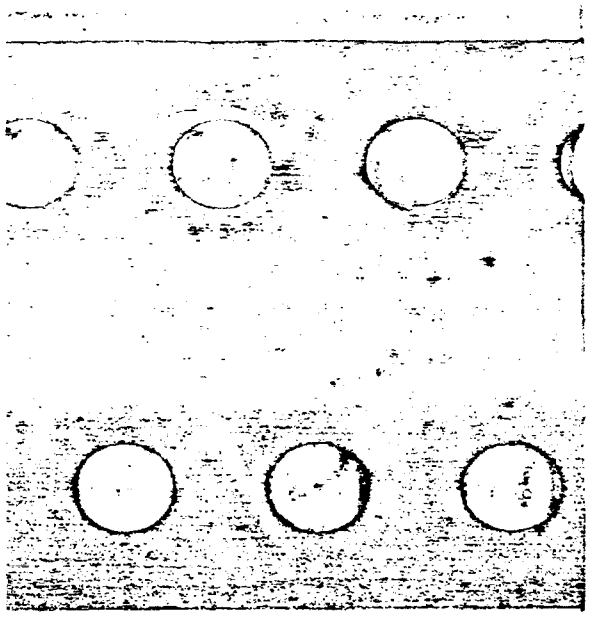
IDENTIFICATION REFERENCE

MAR 3 9 41 AM '93

JAZ WILSON II REGISTER
DAVIDSON COUNTY, TN

9767 03/03 0101 03CHECK 280.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 8878 PAGE 475

RECEIVED OF _____

FOR _____

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	73500.00
CON TX	271.95
PRFEE	1.00
WDEED	8.00
TOTAL	280.95
CHECK	280.95

03/03/93 01 09:40 0001 8767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 9 6 9

IDENTIFI REFERENCE

MAR 3 9 41 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 626344