BOX #19B
G#96-11-5K

WARRANTY DEED

BOOK 10271 PG 638

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
ROSS E. PEISER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 103-15-0-B
4487 Post Place, Unit #22 (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 022co
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB #08DA-61321

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, THE EVELYN M. SCOTT FAMILY TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSS E. PEISER AND ANITA K. PEISER, HUSBAND AND WIFE

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 Unit No. 22 of Lion's Head Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Lion's Head Condominium Apartments, as of record in Book 5200, Page 82, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Evelyn M. Scott, unmarried, by Deed from Lions Head Associates, a Tennessee partnership, of record in Book 5354, Page 185, Register's Office for Davidson County, Tennessee. The said Evelyn M. Scott having since died. The said property was further conveyed to The Evelyn M. Scott Family Trust by Quitclaim Deed from Barbara Scott Asbury, Executrix of the Estate of Evelyn M. Scott, pursuant to Item No. VIII of the Last Will and Testament of Evelyn M. Scott, of record in Book 10071, Page 398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal

CONTINUED

This is unimproved ( ) improved (X) property, known as 4487 Post Place, Unit #22, Nashville, TN 37205
(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 November 1996

THE EVELYN M. SCOTT FAMILY TRUST
By: Barbara Scott Asbury, Co-Trustee
BARBARA SCOTT ASBURY, CO-TRUSTEE

THE EVELYN M. SCOTT FAMILY TRUST
BY: EQUITABLE TRUST COMPANY, A TENNESSEE CORPORATION, CO-TRUSTEE
BY: Cindy Jones
CINDY JONES, VICE PRESIDENT

LEGAL DESCRIPTION CONTINUATION

Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 5340, Page 121, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium Apartments, of record aforementioned; and taxes for the current year which have been prorated and were paid by the Grantor herein.

0250339
IDENTIF. & REFERENCE
96 NOV 26 AM 11:22
DAVIDSON COUNTY TN

BOOK 10271 PG 640

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 BARBARA SCOTT ASBURY, AS CO-TRUSTEE OF THE EVELYN M. SCOTT FAMILY TRUST,

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ Brentwood, Tennessee, this 25th day of November, 19 96.

Commission expires July 24, 1999

_____
Notary Public

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 _____ 19_____.

My commission expires _____

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared CINDY JONES, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Vice President of the EQUITABLE TRUST COMPANY, a Tennessee corporation, and who further acknowledged EQUITABLE TRUST COMPANY, to be a Co-Trustee of THE EVELYN M. SCOTT FAMILY TRUST, the within named bargainor, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation the name of the family trust by herself as such officer.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 25th day of November, 1996.

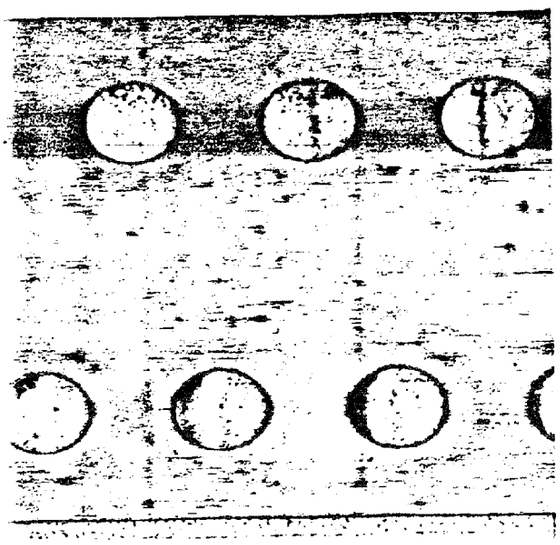
My Commission Expires: 7/24/99

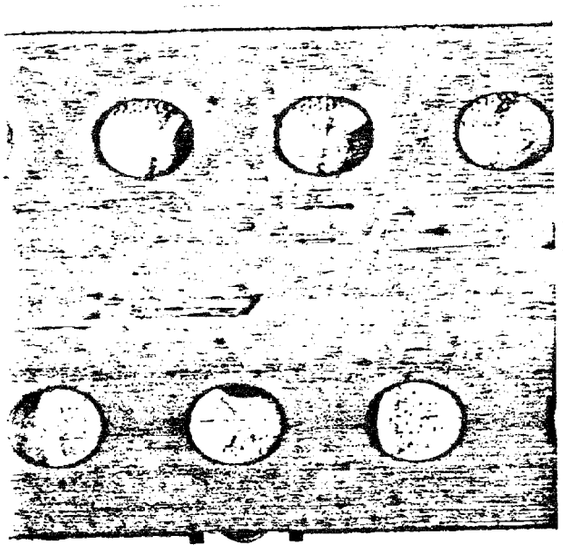
_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

9521 11/26 0101 03CHECK 401.50

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10271 PG 641

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	105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	401.50
			CHECK	401.50
11/26/96	01		11:22 0001	9521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250339
IDENTIF. # REFERENCE

96 NOV 26 AM 11:22
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1092208