BOOK 10283 PG 677

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-12-12-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Michaela M. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 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:	MAP-PARCEL NUMBERS
MICHAELA M. ANDERSON (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 133-14-0-A
420 ELYSIAN FIELDS ROAD #B-15 (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 034CO
NASHVILLE, TN 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	FB #06DA-58557

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, RITA PEISER, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAELA M. ANDERSON, A SINGLE PERSON

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. B-15 of Oakcrest Condominium, created under Title 64, Section 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, as of record in Book 5200, Page 413, said Register's Office, for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rita Peiser, by Deed from Merrill Lynch Relocation Management, Inc., a California Corporation, of record in Book 6163, Page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal 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; also subject to easements, rights and interest in favor of other unit owners and all

Continued on Page 2

unimproved ( )
This is improved (X) property, known as 420 Elysian Fields Road, #B-15, Nashville, TN 37211
(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 our hand s this 6th day of December 1996

RITA PEISER Rita Peiser
By: Scott D. Weiss, Attorney-in-fact

EUGENE PEISER Eugene Peiser
By: Scott D. Weiss, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

Continued from Page 1

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 Oakcrest Condominiums, of recor in Book 5884, Page 960, as amended in Book 9559, Page 939, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Eugene Peiser, spouse of the above named Rita Peiser, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS instrument is being executed in behalf of Rita Peiser and husband Eugene Peiser pursuant to a Power of Attorney executed by same on the 22nd day of November, 1996, and being filed for record simultaneously herewith.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 6th day of December, 1996, before me personally appeared SCOTT D. WEISS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of RITA PESIER AND HUSBAND, EUGENE PEISER, and acknowledged that he executed the same as the free act and deed of the said RITA PEIZER AND HUSBAND, EUGENE PEISER.

Notary Public

My Commission Expires: 7/24/99

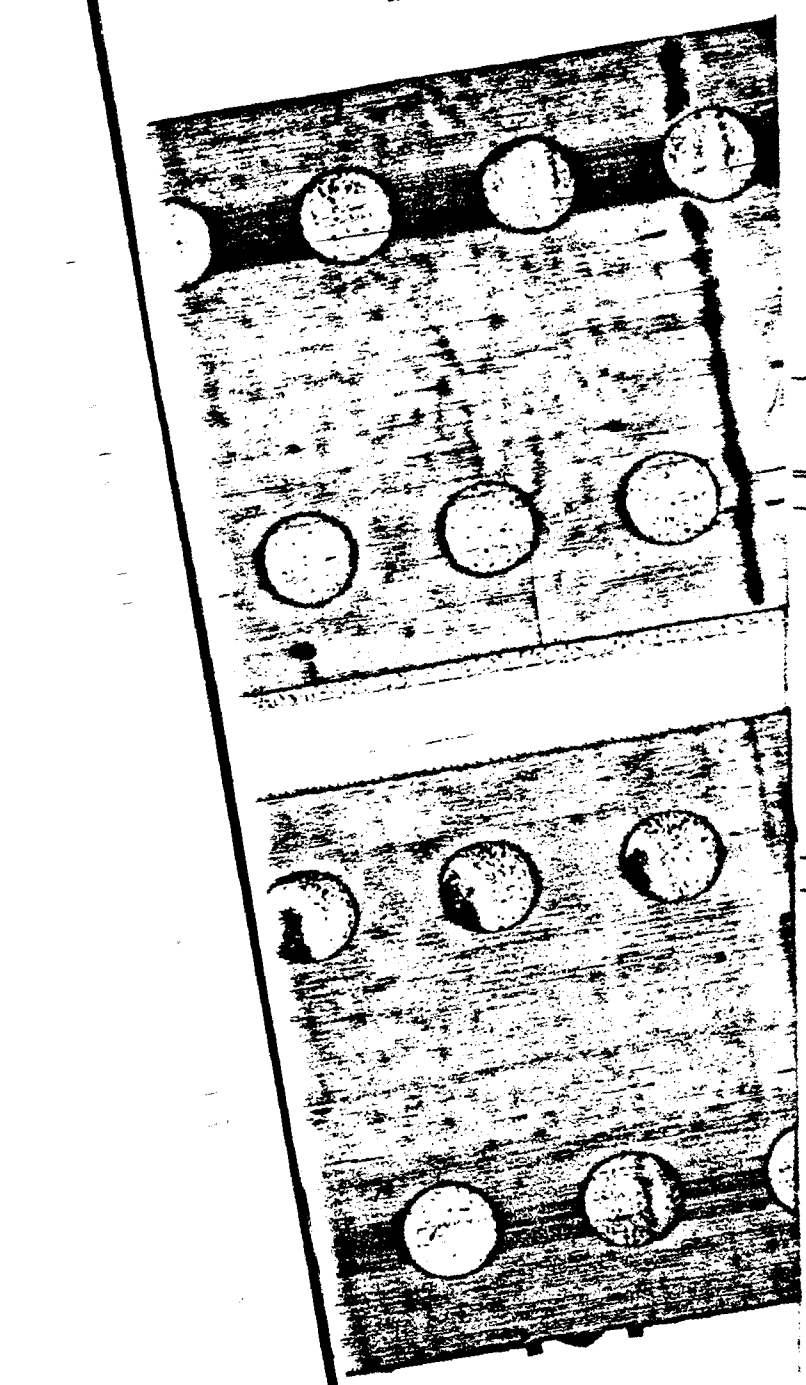
0253640
IDENTIF. ↑ REFERENCE

96 DEC -6 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

3136 12/06/96 01:01 03CHECK 125.55

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10283 PG 679

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 31500.00
				CON TX 116.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 125.55
				CHECK 125.55
12/06/96	01		15:16 0001	3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253640
IDENTIF. # REFERENCE

96 DEC -6 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 1095782