File in Box No 19. B

WARRANTY DEED

#02-2-42-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Sandra L. Schwarz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/22/02 15:59 2pgs
Fees:13.00 Taxes:721.50

20020222-0023270

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
ROSS P. PEISER	BANK OF AMERICA, N.A.	MAP 117-01
(NAME)	(NAME)	
3625 Saratoga Drive	2059 Northlake Parkway	PARCEL 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, FRED DIES AND TIM DIES, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JOYCE POWELL DIES FRAIZER, DECEASED

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

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 Lot No. 36, Block "A", on the Map of Bellwood, as of record in Book 547, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Fred W. Dies, Jr., and wife, Joyce P. Dies, by Deed from Samuel Silverman and wife, Roslyn Silverman, of record in Book 4031, Page 68, Register's Office for Davidson County, Tennessee. The said Fred W. Dies, Jr., and Joyce P. Dies, having since died and Fred W. Dies, Jr., having predeceased Joyce P. Dies. The property was devised to Fred Dies and Tim Dies by the Last Will and Testament of Joyce Powell Dies Frazier, of record in Will Book 212, Page 665, and Docket No. 97P574, Probate Court for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Heidi Zimmerman, spouse of the above named Fred Dies, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 3625 Saratoga Drive, 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 our hand s this 21st day of February, 2002

Fred Dies
FRED DIES, DEVISEE

Heidi Zimmerman
HEIDI ZIMMERMAN

Tim Dies
TIM DIES, DEVISEE

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 _____, _____ .

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 _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of February, 2002, before me personally appeared FRED DIES, A MARRIED MAN, AND TIM DIES, UNMARRIED, AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JOYCE POWELL DIES FRAIZER, DECEASED, to me known (or proved to me on the basis of satisfactory evidence), to be the persons described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of February, 2002, before me personally appeared HEIDI ZIMMERMAN, A MARRIED WOMAN, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission Expires: May 28, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.