THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

Filed

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Mark Deutschmann 1105 Clayton Avenue Nashville, TN 37204	Bailey Mortgage Company P. O. Box 22784 Jackson, MS 39225	118-5-36 16DA-12585

WARRANTY DEED

BOOK 7611 PAGE 698

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, IRVING C. FAUST, JR. AND WIFE, NAOMI W. FAUST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARK DEUTSCHMANN, unmarried, hereinafter called the Grantee, Grantee's 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 easterly 60 feet of Lot No. 20 on the plan of the south part of Dr. L. G. Noel's property, of record in Book 547, Page 105, Register's Office for said County.

SAID property fronts 60 feet on the southerly margin of Clayton Avenue and extends back between parallel lines a distance of 140 feet to a dead line.

BEING the same property conveyed to Irving C. Faust, Jr. and wife, Naomi W. Faust, by deed from William F. Walsh, Jr. and wife, Peggy D. Walsh, of record in Book 4087, Page 270, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First and Mid-South Mortgage Company of record in Book 3960, Page 741, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee; and to assume the unpaid balance of a note secured by a Financing Statement of record in Book 5808, Page 801, said Register's Office.

1977 07/28 0101 03CHECK 270.50

This is (un)improved property, known as 1105 Clayton Avenue, Nashville, Tennessee 37204.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of July, 1988.

Irving C. Faust, Jr.

Irving C. Faust, Jr.

Naomi W. Faust

Naomi W. Faust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 1988 before me personally appeared Irving C. Faust, Jr. and Naomi W. Faust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7611 PAGE 699

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 80,000.00.

Mark Deutsch
Affiant

Subscribed and sworn to before me, this the 27th day of July, 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

53502

IDENTIFICATION REFERENCE

JUL 28 10 05 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

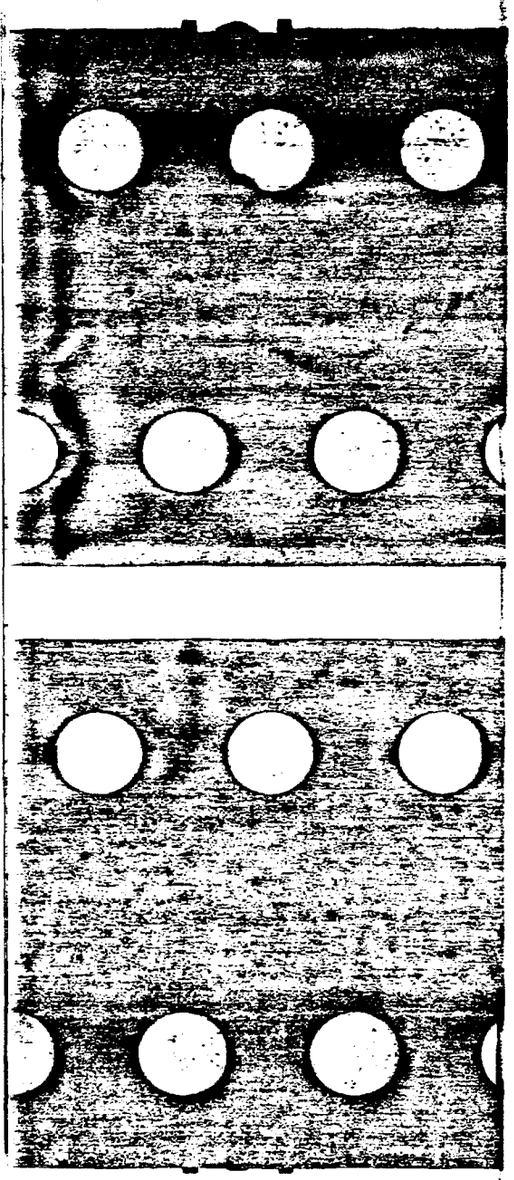
IRVING C. FAUST, JR. ET UX
NAOMI W. FAUST

to:

MARK DEUTSCHMANN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

jcb:dp



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7611 PAGE 700

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 80000.00
CON TX 264.00
PRFEE 0.50
WDEED 6.00
TOTAL 270.50
CHECK 270.50

07/28/88 01 10:08 0001 1977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53502

IDENTIFI REFERENCE

JUL 28 10 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117730