BOOK 10363 PG 400

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 227,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of February, 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TRACE VENTURES, INC. 2123 Belcourt Avenue Nashville, Tennessee 37212	SAME	MAP 104-7 PARCEL 523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 227,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MARK DEUTSCHMANN, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WALTER A. STINSON and wife, MARTHA M. STINSON 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:

BEING the easterly one-half of Lot No. 4 in E. C. Scruggs Subdivision of the Read Place a plan of which is of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of said Lot No. 4 fronts 50.0 feet on the southerly side of Carlton Avenue, now Belcourt, and runs back southwardly between parallel lines, 130.0 feet, more or less, to an alley.

BEING the same property conveyed to Mark Deutschmann, married, by Warranty Deed from Lowell B. Anthony and wife, Catherine T. Anthony, of record in Book 8766, page 467, Register's Office for Davidson County, Tennessee.

KIMBLE LEA GIFFORD, spouse of Mark Deutschmann, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2123 Belcourt 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 s , their heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.C. Scruggs Subdivision of Read Place of record in Book 57 , page 114 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of February, 19 97.

Mark Deutschmann
MARK DEUTSCHMANN

Kimble Lea Gifford
KIMBLE LEA GIFFORD

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARK DEUTSCHMANN and KIMBLE LEA GIFFORD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19____.

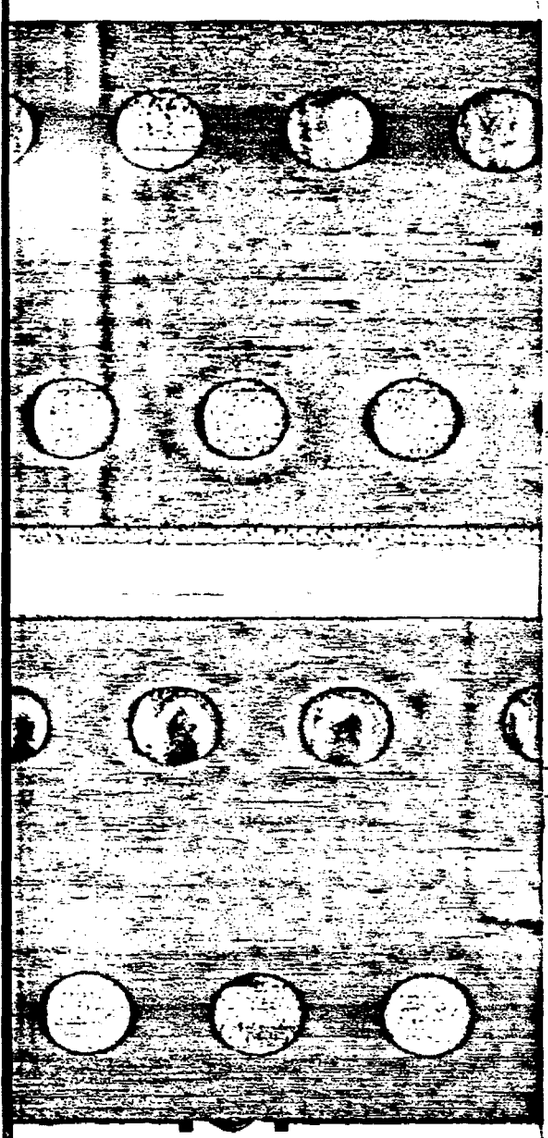
My Commission Expires: _____

Notary Public

0985 02/28 0101 03CHECK 850.75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
97 FEB 28 AM 10:20

027311
IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

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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	
				227500.00
			CON TX	841.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	850.75
			CHECK	850.75
02/28/97	01		10:23 0001	0985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027731 IDENTIF. ▲ REFERENCE

97 FEB 28 AM 10:20
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1121895