RECORD AND RETURN TO:
Mitchell A. Watts
Attorney at Law
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39995
Dav. Co. File: Box 8

bk10974pg642

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Deutschmann 2504 Sunset Place Nashville, TN 37215	Mark Deutschmann 1105 Clayton Avenue Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 104-15-74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Elizabeth Sullivan, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Deutschmann,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the east half of Lot No. 30 on the Map of Sunset Park, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

SAID part of lot No. 30 fronts 50 feet on the northerly side of Sunset Place and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Mildred Elizabeth Sullivan by deed from Rebecca MacDavis of record in Book 4784, Page 448, Register's Office for Davidson County, Tennessee. The said Mildred Elizabeth Sullivan has since been married.. The above described property has been used for investment purposes only and has never been occupied as a primary marital residence. Mildred Elizabeth Sullivan and Mildred Elizabeth Gary are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years.

This is improved property, known as: 2504 Sunset Place, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 8th day of June, 1998.

Mildred Elizabeth Gary

Mildred Elizabeth Gary

State of Tennessee
County of Davidson

On this 8th day of June, 1998, before me the undersigned authority, personally appeared **Mildred Elizabeth Gary**, 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 the execution as a free act and deed.

My Commission Expires: CHRISTY IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

Affiant

Sworn and subscribed before me on the 8th day of June, 1998.

Notary Public

My Commission Expires: 9-29-2001

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

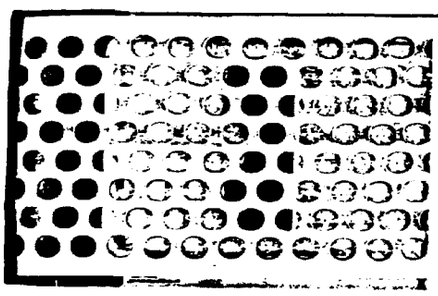
9859 06/12 0101 03CHECK 564.0

98 JUN 12 AM 10:00

04496687

IDENTIFICATION REFERENCE

Wldoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10974 PG 644

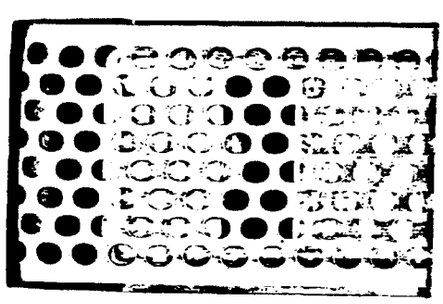
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
~~MTGTX~~ 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/98 01 09:59 0001 9859



0449687
IDENTIF. # REFERENCE
98 JUN 12 AM 10:00
DAVIDSON COUNTY, TN.

No. 1305734