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 $ 192,000.00

Affiant

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

Subscribed and sworn to before me, this 31st day of July 1998

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EDWARD F. FISCHER 1016 Caruthers Avenue Nashville, Tennessee 37204	FREEMAN WEBB MORTGAGE 545 Mainstream Drive Nashville, Tennessee 37228	MAP 105-13 PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY TWO THOUSAND AND NO/100-- ---------- (S 192,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , 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 EDWARD F. FISCHER AND WIFE, MAREIKE SATTLER hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Map of W.A. Gilmore's Subdivision of Lot 23 and part of Lot 22 in W.L.B. Lawrence's Plan of Lots of record in Book 161, page 160, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50.0 feet on the northerly margin of Caruthers Avenue and runs back 177.25 feet on the westerly line and 176.14 feet on the easterly line to a line in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Mark Deutschmann and Barry Schwab by deed from Joe A. Collier and wife, Julie M. Collier, of record in Book 7106, page 295, Register's Office for Davidson County, Tennessee; the said Barry Schwab having since conveyed his interest in subject property to Mark Deutschmann, unmarried, by Quitclaim Deed of record in Book 8017, page 117, said Register's Office.

K-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 1016 Caruthers 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 s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, ha s 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 W.A. Gilmore's S/D of Lots in W.L.B. Lawrence's Plan of record in Book 161 , page 160 , Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of July, 19 98.

Mark Deutschmann
MARK DEUTSCHMANN

K-Lea Gifford
K-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 K-LEA GIFFORD, the bargainor s, 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 31st day of July, 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

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

04708 67
IDENTIFICATION REFERENCE

98 AUG -4 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

2519 08/04 01:01 03CHECK 721.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 827

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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 192000.00
CON TX 710.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 721.40
CHECK 721.40

08/04/98 01 15:52 0001 2519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470867
IDENTIFICATION REFERENCE

98 AUG -4 PM 3:51

No. 1628116