THIS INSTRUMENT PREPARED BY:

Mail

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 $ 180,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December 1998

Notary Public

My Commission Expires: 9-24-2001

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CHARLES E. GREER, JR. 2504 Sunset Place Nashville, Tennessee 37212	COLUMBIA NATIONAL, INCORPORATED 7142 Columbia Gateway Drive Columbia, Maryland 21046	MAP 104-15 PARCEL 74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND NO/100---------- ($ 180,500.00) 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 CHARLES E. GREER, JR. AND WIFE, KRISTEN M. GREER 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 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 said Lot No. 30 fronts 50.0 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 Mark Deutschmann by deed from Mildred Elizabeth Sullivan, a married woman, of record in Book 10974, page 642, Register's Office for Davidson County, Tennessee.

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 2504 Sunset Place, 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 GRANTEEs 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 Sunset Park of record in Book 332, page 132, 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 15th day of December, 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 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 15th day of December, 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

0526916
IDENTIF. & REFERENCE

98 DEC 18 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

2318 12/18 0101 03CHECK 678.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11258 PAGE 532

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	180500.00
CON TX	667.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	678.85
CHECK	678.85

12/18/98 01 09:36 0001 2318

05269 16
IDENTIF. # REFERENCE

98 DEC 18 AM 9:35

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401764