BOOK 11271 PAGE 960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Mark Deutschmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, 1998

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK DEUTSCHMANN (NAME)	SAME (NAME)	118-5-173
1105 CLAYTON AVENUE (ADDRESS)	(ADDRESS)	16DA-12870
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LINDA BETTY PREIS ZEITLIN* AND ELAINE JOAN PREIS COOK, TRUSTEE U/W OF FRITZ PREIS * , TRUSTEE U/W OF FRITZ PREIS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK DEUTSCHMANN AND PAUL MCREDMOND

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:

LAND in DAVIDSON County, Tennessee, being Lot No. 6, on the Map of C. B. KELLEY'S SUBDIVISION of the South Part of Lots Nos. 29, 30, and 31, BATTLEFIELD ESTATES, SECTION NO. 1, not of record, and being more particularly described according to a survey by Z. J. Wilkinson, Surveyor, dated August 04, 1941, as follows:

BEGINNING at a point in the northerly margin of CLAYTON AVENUE, the common corner of Lot Nos. 6 and 7, which point is 375 feet East of the easterly margin of Craig Avenue; thence with the line between said lots, northerly 175 feet to a point; thence easterly 75 feet to a point, the common corner of Lot Nos. 5 and 6; thence with the line between said lots, southerly 175 feet to the northerly margin of Clayton Avenue; thence with the margin of the same, westerly 75 feet to the point of BEGINNING.

BEING the same property conveyed to LINDA BETTY PREIS ZEITLIN, TRUSTEE U/W of FRITZ PREIS and ELAINE JOAN PREIS COOK, TRUSTEE U/W of FRITZ PREIS, As Tenants In Common, by Quitclaim Deed from Linda Betty Preis Zeitlin and Elaine Joan Preis Cook, Co-Executors of the Estate of Fritz Preis, Deceased, of record in Book 9001, page 438, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 842 CLAYTON AVENUE, NASHVILLE, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 29th day of December 19 98

Linda Betty Preis Zeitlin Trustee
LINDA BETTY PREIS ZEITLIN, TRUSTEE U/W OF FRITZ PREIS

Elaine Joan Preis Cook Trustee
ELAINE JOAN PREIS COOK, TRUSTEE U/W OF FRITZ PREIS

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 LINDA BETTY PREIS ZEITLIN* AND ELAINE JOAN PREIS COOK, TRUSTEE U/W OF FRITZ PREIS * , TRUSTEE U/W OF FRITZ PREIS

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 at NASHVILLE, Tennessee, this 29th day of December, 19 98

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** CONTINUATION

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

5989 12/30 0101 03CHECK 306.63

0530348
IDENTIF. & REFERENCE

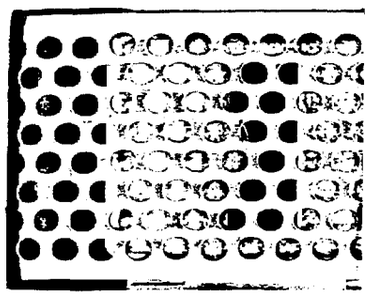
98 DEC 30 AM 8:54

CALL [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11271 PAGE 962



RECEIVED OF _____

FOR _____

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

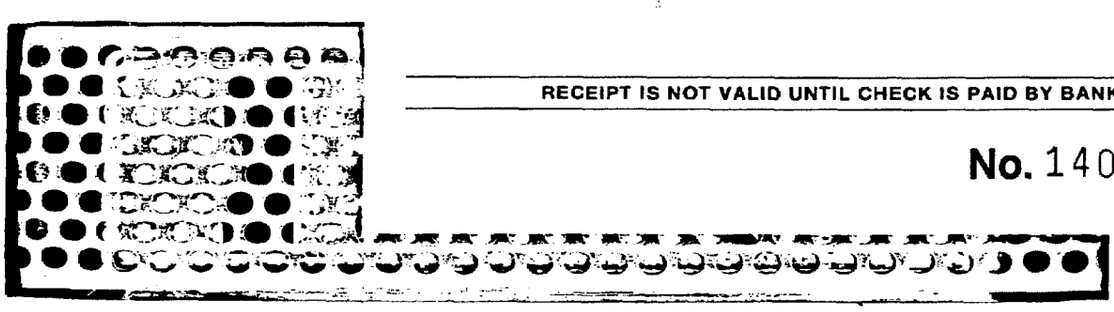
CAMT	75000.00
CON TX	295.63
PRFEE	1.00
WDEED	5.00
CFEE	2.00
TOTAL	308.63
CHECK	308.63

12/30/98 61 08:51 0001 5989

0530348
IDENTIF. # REFERENCE

98 DEC 30 AM 8:54

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403301