WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
(NAME:			(NAME:			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
(CITY)	(P. O. ZONE)	(STATE)	(CITY)	(ZONE)	(STATE)	

For and in Consideration of the sum of - TEN - - - - - - - - - - - - - - - *DOLLARS*

Cash in hand paid by FRANCES C. CYPRESS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Mandell Cypress and wife, Frances C. Cypress,

have bargained and sold, and by these presents do transfer and convey unto the said Frances C. Cypress, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 123 in Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court and a part of an unnumbered tract on the Plan of the W. W. Totten Land, of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner and Sumner, Engineers, on April 30, 1963, as follows:

Beginning on a concrete monument in the southerly margin of Boscobel Street, being the northwesterly corner of the property herein described, running thence with the southerly margin of Boscobel Street, North 64° 31' East 93.72 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 30.04 feet in a southeasterly direction, 35.90 feet to an iron pin in the westerly margin of South Tenth Street, as widened; thence with the westerly margin of South Tenth Street, as widened, South 5° 30' West 175.12 feet to an iron pin in the northerly margin of an alley; thence with the northerly margin of said alley, South 65° 08' West 18.55 feet to an iron pin; thence North 25° 21' West 175.70 feet to the beginning.

Being the same property conveyed to The Nashville Housing Authority dy deeds from Mrytle Blanche Cannon, of record in Book 3280, page 337; from Michel Doyle and wife, of record in Book 3255, page 525, and from John Seslet et al, of record in Book 3163, page 145, all in the Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances C. Cypress, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Frances C. Cypress ..... *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.*

This conveyance is made subject to and assuming a mortgage held by Volunteer Federal Savings and Loan Association, as well as any taxes due and owing on the property,

And Mandell Cypress and wife, Frances C. Cypress *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frances C. Cypress ..... her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* S *this* 3rd *day of* August, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mandell Cypress

Frances C. Cypress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laurence Keyes, a Notary Public in and for said County and State, the within named Mandell Cypress & wife Frances C. Cypress

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 4 day of August, 1964

Laurence Keyes
Notary Public

Commission Expires 10 Bo F 6

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 10-30-1966

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 1.80
PROBATE .50
TOTAL $ 2.30

AUG 12 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 12 1964
CT

45859

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 12 2 37 PM '64
NOTED: BOOK 109 PAGE 472
RECORDING FEE $ 2.00
DEP. REG. 2

WARRANTY DEED

FROM

CANDELL CYPRESS and wife,
FRANCES C. CYPRESS

TO

FRANCES C. CYPRESS

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

LAWRENCE E. LEVINE, ATTORNEY
AMERICAN TRUST BUILDING
NASHVILLE, TENNESSEE

RETURN TO Frances C. Cypress 911 Clydelan Ct Nashville Tenn