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IDENTIF. REFERENCE

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AUG 16 2 58 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,400

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1984

Notary Public

MY COMMISSION EXPIRES: 7-27-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Theodore H. Pailet, Attorney 1906 South St. Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Medaugh, Jr. (NAME)	same (NAME)	131-3
5711 Old Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, David E. Cypress and wife, Lynne Batson Cypress,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Medaugh, Jr.

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. 4 on the Plan of Lone Oak Subdivision, of record in Book 5210, page 217, and amended by instrument of record in Book 5681, page 721, Register's Office for said County.

Said Lot No. 4 fronts 58.00 feet on the westerly side of Lone Oak Road and runs back between lines, 198.86 feet on the southerly line and 200.01 feet on the northerly line to a dead line in the rear on which it measures 58.03 feet.

BEING the same property conveyed to David E. Cypress and wife, Lynne Batson Cypress, by deed from I. R. Schulman, et al, of record in Book 5585, page 404, Register's Office for Davidson County, Tennessee.

The said Lot No. 4 is being conveyed expressly subject to the following:

1. The plan of record in Book 5210, page 217, as amended by an instrument of record in Book 5681, page 721, said Register's Office, shows an Owner's Certificate, and a 20 foot minimum building set back line from Lone Oak Road.
2. An easement for joint driveway purposes of record in Book 5694, page 386, said Register's Office.
3. Taxes for the year 1984 which are being prorated as of this date, payment of which is expressly assumed by the Grantee.

This is unimproved ( ) improved (X) property, known as 4113 Lone Oak Road (House Number) (Street) Nashville, TN (P. O. Address) 37215 (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 15th day of August, 1984

David E. Cypress

Lynne Batson Cypress

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Cypress and wife, Lynne Batson 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 15th day of August, 1984

Commission expires 7-27-86

Margaret C. Richeson
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
David E. Cypress and wife,
Lynne Batson Cypress

TO
Edward H. Medaugh, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77400.00- CAMT.	
			201.24 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	207.74-
2831	AD8/16/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14 3553

IDENTIF. REFERENCE

AUG 16 2 58 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0061596