49624

IDENTIFICATION REFERENCE

BOOK 9640 PG 279

This instrument prepared by:
David E. Cypress
95 White Bridge Road, #304
Nashville, Tennessee 37205

From: Mandell L. Cypress

To: David E. Cypress, Marvin C. Cypress and Laurence L. Cypress

Address of New Owner:	Send Tax Bills To:
David E. Cypress, et al.	David E. Cypress, et al.
95 White Bridge Road	95 White Bridge Road
Suite #409	Suite #409
Nashville, Tennessee 37205	Nashville, Tennessee 37205

Map and Parcel Number: 118-020-69.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00

Affiant

Subscribed and sworn to before me this 6th day of April, 1995

Notary Public

My commission expires: 7-27-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Mandell L. Cypress**, of Davidson County, Tennessee, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **David E. Cypress, Marvin C. Cypress and Laurence L. Cypress**, of Davidson County, Tennessee, herein referred to as the Grantees, successors and assigns, all our right, title and interest in and to the following described tract of land.

1. The Grantor asserts that he owns a thirty-five and one-half (35.5%) per cent undivided interest in the subject property as tenants in common and recite and declare that:

2. This instrument is intended to convey to each of the Grantees, a thirty-three 1/3 (33 1/3%) percent interest of the Grantor's interest in that certain real property in Davidson County, Tennessee described as being:

LAND in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 1 on the plan of R.A. Coleman's Subdivision of certain lots in the Thornton Tract, as of record in book 547, page 108, Register's Office for said County.

SAID part of Lot No. 1 fronts 40 feet on the southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the northerly line of Berry Land.

BEING the same property conveyed to Melrose Riviera, Inc. by deed from James Crawford Wilson and wife, Mary M. Wilson, of record in book 3614, page 323, Register's Office for said County.

BEING the same property conveyed to Emanuel Schatten, et al by deed from Melrose Riviera, Inc., of record in book 5619, page 238, Register's Office for said County.

3. This property is improved with a duplex and known as 801 "A" Inverness Avenue, Nashville, Tennessee 37204.

4. Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 6th day of April, 1995.

Mandell L. Cypress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Louise Watkins, a Notary Public in and for said County and State, the within named Mandell L. Cypress, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of April, 1995.

Louise Watkins
Notary Public

My commission expires: 7-27-96

9.00