BOOK 9727 PG 411

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
David E. Cypress Trustee
408 Brook Hollow Road
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-01
PARCEL 088

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert L. Eitniear, unmarried, a/k/a Robert L. Eithniear ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto David E. Cypress, Trustee ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Victoria Place, of record in Book 332, page 10, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert L. Eithniear by deed from Pete Knestrick and wife, Janice H. Knestrick of record in Book 5419, page 752, Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 Kirkwood Avenue, Nashville, TN 37212.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 10th day of July, 1995.

X Robert L. Eitniear
Robert L. Eitniear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert L. Eitniear, unmarried, a/k/a Robert L. Eithniear, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $51,500.00.

AFFIANT

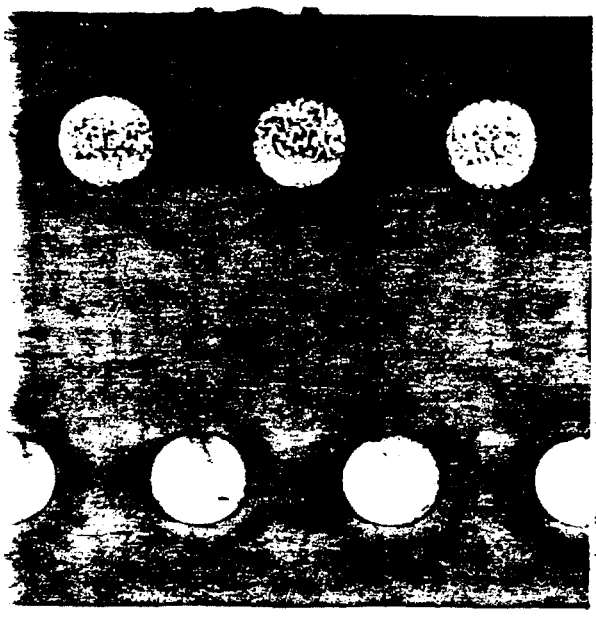
Subscribed and sworn to before me this 10th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 1-20-99

0077934

RECEIVED FOR REFERENCE
95 JUL 11 AM 10:11
REGISTER
DAVIDSON COUNTY, TN.



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

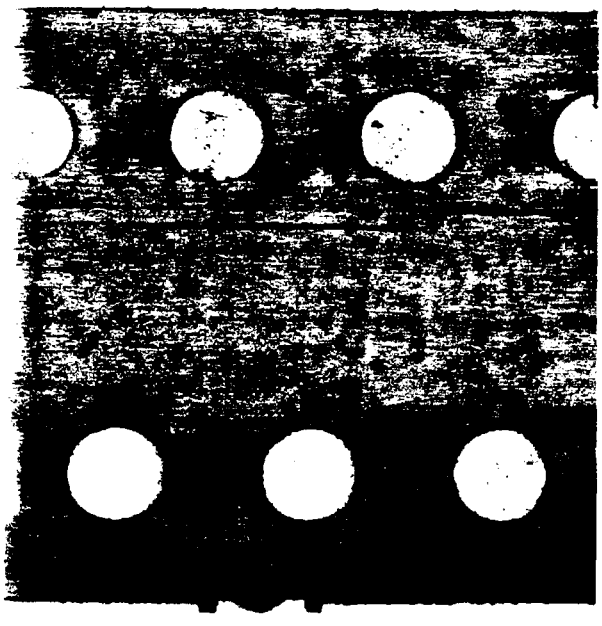
RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	51500.00
CON TX	190.55
PRFEE	1.00
WDEED	8.00
TOTAL	199.55
CHECK	199.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/11/95 01 10:11 0001 9865

00779 34
IDENTIFICATION REFERENCE

95 JUL 11 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928992