BOOK 9903 PG 705

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

3117 12/29 0101 03CHECK 16.00

From: Mandell L. Cypress

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

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

Send Tax Bills To:
Cypress & Guttman
95 White Bridge Road
Suite #409
Nashville, Tennessee 37205

Map and Parcel Number: 104-5-365.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-

Mandell L. Cypress
Affiant

Subscribed and sworn to before me this 28th day of December, 1995

Louise Watkins
Notary Public

LOUISE ATKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 7-27-96

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95 DEC 29 PM 1:55
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

0136506
IDENTIF. ↑ REFERENCE

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, a Remainder Interest in the following described tracts of land. I expressly retain a Life Estate in the following described property, during the remainder of my life.

1. The Grantor asserts that he owns a fifty (50%) per cent undivided interest in the subject property and recites and declares 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 part of Lot No. 276 on the map of Richland Realty Company's Second Subdivision "B" as shown on the plans of record in Book 332, pages 92 and 174, Register's Office for Davidson County, and described according to a survey dated January 18, 1956, by T.R. Sanford, Surveyor, as follows:

BEGINNING in the westerly margin of Park Circle at the common front corner of Lots. Nos. 275 and 276, and running thence westwardly 203 feet, along the dividing line between said lots, to the common rear corner of said lots on the easterly margin of a 15 foot alley, thence along the easterly margin of said alley, northwardly 10 feet to the southwest corner of the property conveyed from Harold Brooks et.ux. to W. David Sanders by deed of record in Book 2539, page 63, RODC; thence easterly along the southerly line of Sander's property which line parallel with the southerly line of Lot. No. 276, a distance of 65 feet to Sander's southeasterly corner; thence northwardly along Sander's easterly line and parallel with the easterly margin of said 15 foot alley, 91.7 feet to Sander's northeasterly corner in the southerly margin of Murphy Road;

thence eastwardly, along the southerly margin of Murphy Road, 146.2 feet to the southwesterly corner of the intersection of Murphy Road and Park Circle, being the northeasterly corner of Lot. No. 276; thence southwardly along the westerly margin of Park 74.5 feet, more or less, to the beginning.

INCLUDED BUT EXCLUDED from the above described property is that portion conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by deed from Thomas Pitt, of record in Book 4807, page 880, RODC, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a part of Lot No. 276 of Richland Realty Company's Division "B", as of record in Subdivision Book 161, page 151, RODC, and more particularly described as follows:

BEGINNING at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle, thence with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 74.5 feet to a point; thence South 86 degrees 15' west for 70 feet to a point in the proposed right-of-way line of Interstate Route I-440; thence North 2 degrees 17' West for 87.4 feet to a point in the south dedicated right-of-way line of Murphy Road; thence with the south dedicated right-of-way line of Murphy Road South 82 degrees 49' East for 70.5 feet back to the point of beginning, and containing 5,690 square feet.

THIS property is subject to an easement for construction and maintenance of an electric power transmission line and underground sanitary sewers of record in Book 4807, page 880, RODC, Tennessee.

BEING the same property which was conveyed to Oscar M. Litton Jr. et. ux. by deed from Kenneth Dickerson et. ux., of record in Book 5600, page 478, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Oscar M. Litton Jr. et. ux. of record in Book 5927, page 688, Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 3501 Murphy Road, Nashville, Tennessee 37205.

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 28th day of December, 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 and Frances C. Cypress, Grantors, 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 28th day of December, 1995.

Louise Watkins
Notary Public

My commission expires: 7-27-96