0136507

IDENTIF. # REFERENCE

BOOK 9903 PG 709

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

95 DEC 29 PM 1:56

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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: 93-12-105.00

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 WATKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, 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:

Two tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1: Being the northerly part of Lots Nos. 3, 4, and 5 of Block "A" on the plan of Hermitage Addition, as of record in Book 57, pages 42 and 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a in the southerly margin of Hermitage, formerly Fillmore Avenue at the common corner of Lots. Nos. 2 and 3 on said Plan; thence with the line between said lots, southerly 65 feet, more or less, to the northerly margin of right-of-way of Controlled Access Highway; thence along margin of same, southeasterly 162 feet, more or less, to a point in the line between Lots Nos. 5 and 6 on said Plan; thence with the line between said lots, northerly 126.2 feet, more or less, to a point in the southerly margin of Hermitage Avenue; thence with the margin of same, westerly 150 feet to the point of beginning.

Tract No. 2: Being the north part of Lot No. 6 of Block "A" of the Map of Hermitage Addition, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the south side of Hermitage Avenue and runs back between the lines, 126.2 feet, more or less, on the west line and 146.6 feet, more or less, on the east line to the north line of the property conveyed to the State of Tennessee for highway purposes by deed of record in Book 3072, page 81, said Register's Office, on which it measures 50 feet.

BEING the same property which was conveyed to Thomas S. Vance by installment deed of Felix C. Robb, of record in Book 4266, page 94, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Thomas S. Vance of record in Book 4279, page 541, Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 237 Hermitage Avenue, Nashville, Tennessee 37210.

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.

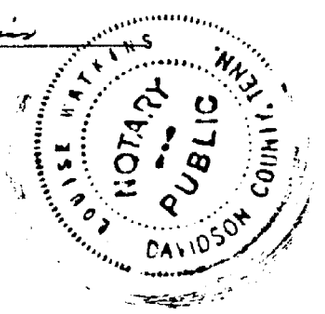
Witness my hand this 28th day of December, 1995.

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, Grantor, 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