BOOK 10311 PG 868

This instrument prepared by:
David E. Cypress
95 White Bridge Road, #409
Nashville, Tennessee 37205

Mail

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.	Cypress & Guttman
95 White Bridge Road	95 White Bridge Road
Suite #409	Suite #409
Nashville, Tennessee 37205	Nashville, Tennessee 37205

Map and Parcel Number: 106-00-76.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 2nd day of January, 1997

Louise Watkins
Notary Public

My commission expires: 5-28-2000

LOUISE LATTA NOTARY PUBLIC DAVIDSON COUNTY

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97 JAN -6 PM 12:31
DAVIDSON COUNTY, TN.

0261833
IDENTIFICATION/REFERENCE

QUITCLAIM DEED BOOK 10311 PG 869

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 sixteen 2/3 (16 2/3%) percent interest of the Grantor's interest in that certain real property in Davidson County, Tennessee described as being:

BEING a parcel of land in Davidson County, Tennessee, being a part of the southwest corner of the Dower tract of 18 acres and 147 poles as shown on the Plan of the lands of Ed Vaughn, deceased, as of record in Plan Book 1, page 89, Chancery Court and described partly according to a survey thereof made by James A. Hamilton Jr., Surveyor, dated September 23, 1952, as follows:

BEGINNING at an iron pin in the northerly margin of Murfreesboro Pike at the southeast corner of the property conveyed to George Cole, by deed of record in Book 3503, page 59, thence along Cole's westerly line, North 34 degrees 59' East 200 feet to Cole's northwest corner; thence along his northerly line, South 45 degrees 45' East 100 feet to a point in the westerly line of land formerly owned by Tennessee Industrial School, now a Motor Court; thence with the westerly margin of the same, North 34 degrees 59' East 117.6 feet to a stake in the south boundary of the property owned by the State of Tennessee, being the Tennessee Industrial School property; thence with the same, North 71 degrees 46' West 477.3 feet to an iron pin;

thence South 16 degrees 44' West 131.6 feet to an iron pin in the northerly margin of Murfreesboro Pike, thence with the same, along a slight curve, easterly 320.4 feet to the beginning.

BEING part of the property vested as follows: A 2/5 undivided interest in Louise Utley Hobson, by deed from Emma Young Horn, Trustee, et.al., as of record in Book 1710, page 537; and from Gerda Hobson Northern and husband, as of record in Book 2016, page 296, one from Clytie Hobson, a widow, as of record in Book 2017, page 272, and as the surviving widow of W. Campbell Hobson, deceased; and a 3/5 undivided interest is in Louise Utley Hobson, as devisee under the will of W. Campbell Hobson, deceased, probated in the Office of the County Court Clerk's Office for Davidson County, Tennessee, on January 9, 1963.

BEING the same property conveyed to Mandell L. Cypress and Jerome B. Guttman by deed from Louise Utley Hobson of record in Book 4229, page 605, Register's Office of Davidson County, Tennessee.

3. This is improved property, known as 880 & 888 Murfreesboro Pike, Nashville, Tennessee 37217.

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 2nd day of January, 1997.

Mandell L. Cypress

BK/10311PG871

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 2nd day of January, 1997.

Louise Watkins
Notary Public

My commission expires: 5-28-2000

2363 01/06 0101 01CASH 16.00