BOOK 10476 PG 933

This Instrument Prepared By:
Stokes & Bartholomew, P.A. (DTM)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Map 91-2
Parcel 317

Address New Owner/
Send Tax Bills to:

David E. Cypress, Trustee
95 White Bridge Road, #304
Nashville, TN 37205

97 JUN -3 PM 12:04
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03111312

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JIM BEUERLEIN, individually and WALLACE J. HUTCHERSON, individually (hereinafter the "GRANTORS"), have bargained and sold, and by these presents do hereby transfer, assign and convey unto DAVID E. CYPRESS, TRUSTEE, and any successors duly appointed (hereinafter the "GRANTEE"), his successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S successors and assigns, forever. GRANTOR covenants that they are lawfully seized and possessed of the property in fee simple, have the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds themselves, and their successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 2nd day of June, 1997.

JIM BEUERLEIN

WALLACE J. HUTCHERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jim Beuerlein the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of June, 1997.

Notary Public

My Commission Expires: 3/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace J. Hutcherson the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of June, 1997.

Notary Public

My Commission Expires: 3/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $38,800.00.

AFFIANT

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

Notary Public

My Commission Expires: 3/27/99

EXHIBIT A

Land in Davidson County, Tennessee, being Lots No. 1418 and 1420 of Block No. 46, Plan No. 2, West Nashville, of record in Book 57, page 172, said Register's Office.

Said Lots No. 1418 and 1420 front together 50 feet on the southerly side of California Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jim Beuerlein and Wallace J. Hutcherson by deed from Stephen Ross Shulman and wife, Marie C. Shulman of record in Book 6211, page 914, Register's Office for Davidson County, Tennessee.

EXHIBIT B

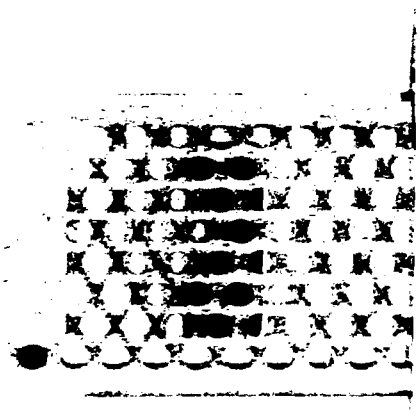
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1. Real property taxes for 1997, a lien, but not yet due and payable, which have been prorated between the parties.

2. Facts which would be disclosed by a comprehensive survey of the property.

3. Rights of tenants in possession of the premises.

8073 06/03 0101 03CHECK 160-56



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10476 PG 937

RECEIVED OF _____

FOR _____

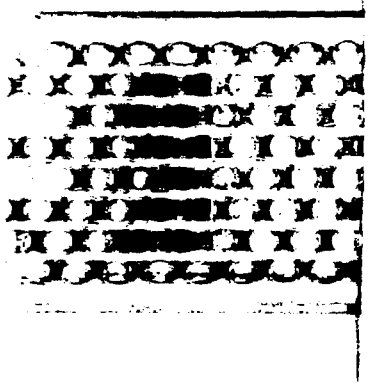
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38800.00
CON TX 143.56
PRFEE 1.00
WDEED 16.00
TOTAL 160.56
CHECK 160.56

06/03/97 01 12:05 0001 B073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03113312
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158008