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BOOK 10714 PG 373

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Icus, Inc.	[ ]	]
[3731 Central Avenue	[NEW OWNER]	Map 104-5]
[Brentwood, TN 37205	[ ]	Parcel 365]
[	[ ]	]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David E. Cypress, Marvin C. Cypress, Laurence L. Cypress, Mandell L. Cypress and Jerome B. Guttman (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Icus, Inc., a Tennessee Corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

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:

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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 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 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 conveyed to David E. Cypress, Marvin C. Cypress, Laurence L. Cypress and Mandel L. Cyress by Quitclaim Deed from Mandell L. Cypress of record in Book 9903, page 705, as to their interest and by Installment Deed to Jerome B. Guttman of record in Book 5927, page 688, said Register's Office for Davidson County as to his interest.

Mandell L. Cypress joins in this conveyance to convey his life estate interest in the above described property.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3501 Murphy Road (Park Circle), Nashville, TN 37205.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[The actual consideration or value, whichever is greater for this transfer is $65,000.00.
[
[Affiant
[Subscribed and sworn to before me this 4th day of December, 1997.
[
[Notary Public
[My Commission Expires 1-27-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of November, 1997.

David E. Cypress

Marvin C. Cypress

Laurence L. Cypress

Mahdell L. Cypress

Jerome B. Guttman

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 **David E. Cypress**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 1997.

Louise Watkins
NOTARY PUBLIC

My Commission Expires: 5-28-2000

LOUISE WATKINS NOTARY PUBLIC DAVIDSON

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 **Marvin C. Cypress**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of November, 1997.

Louise Watkins
NOTARY PUBLIC

My Commission Expires: 5-28-2000

LOUISE WATKINS NOTARY PUBLIC

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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 **Laurence L. Cypress**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th **day of** November, **1997.**

Louise Watkins
NOTARY PUBLIC

My Commission Expires: 5-28-2000

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 **Mandell L. Cypress**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th **day of** November, **1997.**

Louise Watkins
NOTARY PUBLIC

My Commission Expires: 5-28-2000

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 **Jerome B. Guttman**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th **day of** November, **1997.**

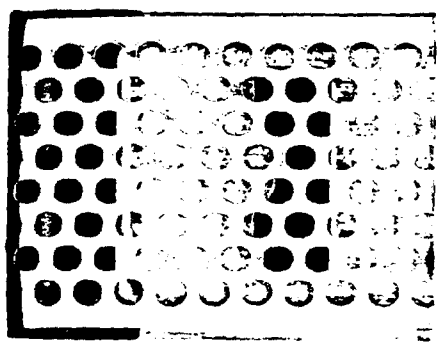
Louise Watkins
NOTARY PUBLIC

My Commission Expires: 5-28-2000

0378313
IDENTIF. ▲ REFERENCE

97 DEC -9 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9170 12/09 0101 03CHECK 257-50



OFFICIAL RECEIPT

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

RECEIVED OF _____

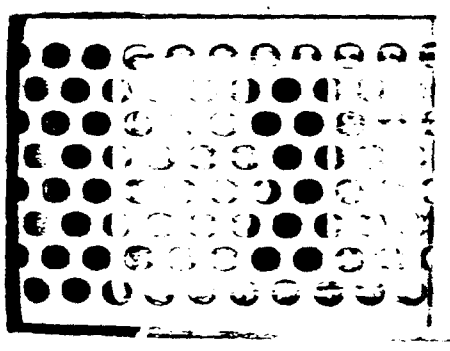
FOR _____ BOOK 10714 PG 377

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 16.00
TOTAL 257.50
CHECK 257.50

12/09/97 01 14:51 0001 9170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



037831 3
IDENTIF. ↑ REFERENCE

97 DEC -9 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1229961