This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
(615) 244-0020

Return to Box 51B

Davidson County DEEDWARR
Recvd: 03/21/01 12:37 4pgs
Fees:19.00 Taxes:373.70
20010321-0027213

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
William H. Bernstein and wife, Hedwig M. Bernstein 7410 Bridle Drive Nashville, Tennessee 37221	**SAME**	**82-16-360.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **David E. Cypress, Marvin C. Cypress, Laurence L. Cypress, and David E. Cypress, Trustee** under a Trust Agreement dated April 29, 1998 with Marvin C. Cypress and Laurence L. Cypress as beneficiaries (the "Trust") (all of the above being referred to collectively as the "Grantors"), have bargained and sold and do hereby transfer and convey unto **William H. Bernstein** and wife, **Hedwig M. Bernstein** ("Grantees"), as tenants by the entireties, their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described in **Exhibit A**, attached and incorporated by reference (the "Property"). This is improved property known as **934 Boscobel Street, Nashville, Tennessee 37206.** It is not and has never been the residence of any of the Grantors.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 2001 real estate taxes which are being prorated at closing; and matters shown on the plan of record at Book 1, Page 13, Chancery Court, and the plan of record in Book 57, Page 22, Register's Office for Davidson County.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

David E. Cypress, Trustee under the Trust, joins in the execution of this Agreement as a Grantor to convey any interest of the Trust in the Property, as the Trust contemplates that it owns the Property, although Grantors acknowledge that there is no deed transferring the Property into the Trust.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 12th day of March, 2001

David E. Cypress, individually

Marvin C. Cypress, individually

Laurence L. Cypress, individually

David E. Cypress, Trustee under the Trust Agreement dated April 29, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $101,000.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of March, 2001.

NOTARY PUBLIC

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of this County, **David E. Cypress**, the within named 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, at office in Davidson County, this 12th day of March, 2001.

NOTARY PUBLIC

My Commission Expires:

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandy Robnett, a Notary Public of the state and county aforesaid, the within named **Marvin C. Cypress** 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, at office, this 8th day of March, 2001.

OFFICIAL SEAL
SANDY ROBNETT
NOTARY PUBLIC - OREGON
COMMISSION NO. 312073
MY COMMISSION EXPIRES JULY 5, 2003

Sandy Robnett
Notary Public

My commission expires: 7-5-2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **Laurence L. Cypress** 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, at office, this 12th day of March, 2001.

B. ANTHONY SAUNDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

B Anthony Saunders
Notary Public

My commission expires: _____
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of the state and county aforesaid, the within named **David E. Cypress, Trustee** 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, at office, this 12th day of March —, 2001.

B Anthony Saunders
Notary Public

My commission expires: _____

B. ANTHONY SAUNDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

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EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being part of Lot No. 123 in Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court and a part of an unnumbered tract on the plan of the W.W. Totten Land, of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner and Sumner, Engineers, on April 30, 1963, as follows:

Beginning on a concrete monument in the southerly margin of Boscobel Street, being the northwesterly corner of the property herein described, running thence with the southerly margin of Boscobel Street, North 64° 31' East 93.72 feet to an iron pin at the beginning of the curve; thence with said curve with a radius of 30.04 feet in the southeasterly direction, 35.90 feet to an iron pin in the westerly margin of South Tenth Street, as widened; thence with the westerly margin of South Tenth Street, as widened, South 5° 30' West 175.12 feet to an iron pin in the northerly margin of an alley; thence with the northerly margin of said alley, South 65° 08' West ;18.55 feet to an iron pin; thence North 25° 21' West 175.70 feet to the beginning.

Being the same property conveyed to Laurence L. Cypress, David E. Cypress and Marvin C Cypress by deed from Frances C. Cypress, of record in Book 5270, Page 677, Register's Office for Davidson County, Tennessee; and also conveyed to David E. Cypress, Laurence L. Cypress and Marvin C. Cypress by quitclaim deed from Frances C. Cypress of record in Book 8749, page 714, said Register's Office.

This is the same description used in the prior deed or record.