G-21040-4
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.** Affiant Subscribed and sworn to before me, this the 3rd day of December, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William R. Hostettler	**New Owner**	**Map 118-2, Parcel 069.00**
3504 Abbott Martin Road	Davidson County DEEDWARR Recvd: 12/10/07 11:46 3 pgs Fees:18.00 Taxes:610.50	
Nashville, TN 37215	20071210-0142205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sidney Schatten, George DeZevallos, Vick Lawrence, Co-Trustees of the Testamentary Trust created by the Last Will and Testament of Emanuel Schatten, as to a 35.5% undivided interest, Judith Ruskin, as to a 29.0% undivided interest and David E. Cypress, Marvin C. Cypress and Laurence L. Cypress, as to a 35.5% undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Hostettler

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 1 on the Plan of R. A. Coleman's Subdivision of certain lots in the Thornton Tract, of record in Plat Book 547, page 108, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 1 fronts 40 feet on the southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the northerly line of the Berry Land.

Being the same property conveyed to Melrose Riviera, Inc. by deed from James Crawford Wilson and wife, Mary M. Wilson, of record in Book 3614, Page 323, Register's Office for Davidson County, Tennessee. The said Melrose Riviera, Inc. having quitclaimed the property to Emanuel Schatten, a 35.5% undivided interest, Rubin Ruskin, a 29.0% undivided interest and Mandell Cypress, a 35.5% (incorrectly shown as 35.0% in Book 5619, page 238, RODC, TN), of record in Book 5619, Page 238, and by Scrivners Affidavit to correct the undivided interest of record in Instrument No. 20071210014220O , Register's Office for Davidson County, Tennessee. The said Emanuel Schatten having since died and his 35.5% interest was divested in the Co-Executors and Co-Trustees of the Testamentary Trust created by the Last Will and Testament of Emanuel Schatten in Will Book 194, page 554, Probate Court of Davidson County, Tennessee. The said Rubin Ruskin having since died on January 26, 2006, and his 29.0% interest was devised to Richard E. Cohen and Ralph Z. Levy, Jr. as Co-Executors of the Estate of Rubin Ruskin by Last Will and Testament of Rubin Ruskin in Will Instrument No. 6305/2203954, Probate Court Clerk's Office of Davidson County, Tennessee. Richard E. Cohen and Ralph Z. Levy, Jr. as Co-Executors of the Estate of Rubin Ruskin, deceased conveyed the 29.0% undivided interest to Judith Ruskin, by Executors Quitclaim Deed of record in Instrument No. 20070501-0052000, Register's Office for Davidson County, Tennessee. The said Mandell Cypress conveyed his 35.5% undivided interest in the property to David E. Cypress, Marvin C. Cypress and Laurence L. Cypress by Quitclaim Deed of record in Book 9640, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed in behalf of Sidney Schatten, George DeZevallos and Vick Alexander, pursuant to a Power of Attorney executed by same on the 30th day of November, 2007, of record in Instrument No. 20071210014201 Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Judith Ruskin, pursuant to a Power of Attorney executed by same on the 29th day of November, 2007, of record in Instrument No. 20071210014202 Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Marvin C. Cypress, pursuant to a Power of Attorney executed by same on the 3rd day of December, 2007, of record in Instrument No. 20071210014203, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Laurence L. Cypress, pursuant to a Power of Attorney executed by same on the 3rd day of December, 2007, of record in Instrument No. 20071210014204, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **801 A Inverness Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **3rd** day of **December, 2007.**

Sidney Schatten Co-Trustee
Sidney Schatten, Co-Trustee

By: Calvin L. Tate AIF
Calvin L. Tate, Attorney in Fact and Agent

Vic Alexander Co-Trustee
Vick Alexander, Co-Trustee

By: Calvin L. Tate AIF
Calvin L. Tate, Attorney in Fact and Agent

David E. Cypress
David E. Cypress

Laurence L. Cypress

By: David E. Cypress, Atty
David E. Cypress, Attorney in Fact

George DeZevallos Co-Trustee
George DeZeVallos, Co-Trustee

By: Calvin L. Tate AIF
Calvin L. Tate, Attorney in Fact and Agent

Judith Ruskin
Judith Ruskin

By: Calvin L. Tate AIF
Calvin L. Tate, Attorney in Fact

Marvin C. Cypress
Marvin C. Cypress

By: David E. Cypress, Atty
David E. Cypress, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Calvin L. Tate**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact and Agent for **Sidney Schatten, George DeZevallos and Vick Alexander, Co-Trustees,** and that he as such Attorney-in-Fact and Agent executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sidney Schatten, George DeZevallos and Vick Alexander, Co-Trustees** for the purpose therein contained, by signing the name of **Sidney Schatten, George DeZevallos and Vick Alexander** by himself as Attorney-in-Fact and Agent.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2007**.

My Commission expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

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 **3rd** day of **December, 2007.**

My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **David E. Cypress**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Marvin C. Cypress and Laurence L. Cypress,** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Marvin C. Cypress and Laurence L. Cypress** for the purpose therein contained, by signing the name of **Marvin C. Cypress and Laurence L. Cypress** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2007**.

My Commission expires: 3/22/09

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.