THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.

BILL GARRETT, Davidson County 10
Trans:T20100061937 DEEDWARR
Recvd: 10/01/10 09:37 2 pgs
Fees:13.00 Taxes:1461.50

20101001-0078300

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2010

Notary Public

MY COMMISSION EXPIRES May 6, 2013

(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Cypress	NEW OWNER.	MAP 129-04-0
121 Vossland Drive		PARCEL 006.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phil Schoggen and wife, Maxine F. Schoggen**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie Cypress and husband, Laurence Cypress**

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 Lot No. 5 on the Plan of Harding Woods of record in Book 2900 page 115, amended in Book 3570 page 176, Registers office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Vossland Drive at the corner of Lots No. 4 and 5; thence with the line between said lots, southwestwardly 292.6 feet to a point; thence northwestwardly 315.6 feet to the southerly margin of East Valley Road (now closed); thence with the margin of the same, eastwardly 303.4 feet to the beginning of a curve; thence around said curve, southeastwardly 30.2 feet to the margin of Vossland Drive; thence with the margin of the same, southeastwardly 170.7 feet to the point of beginning.

Being the same property conveyed to Phil H. Schoggen and wife Maxine F. Schoggen by deed from The Forel Company, a partnership composed of Irvin Limor, Elizabeth Limor, Victor Limor and Alexander Limor of record as Book 8397 page 808, in the Registers office for Davidson County, Tennessee, dated July 11, 1991; See also Quitclaim deeds in Book 8751 page 169, Book 8753 page 768, Book 9114 page 915, Book 11171 page 706 and Instrument No. 20031201-0172348, said Registers Office.

The Grantors further quitclaim and convey, without any warranty of title, to Grantee any and all interest they may have in the closed and abandoned right of way formerly known as East Valley Road, which roadway was closed and abandoned by Ordinance No. 095-1461 of the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee. Said Ordinance is of record in the office of the Metropolitan Clerk as Ordinance No. 095-1461.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **121 Vossland Drive, Nashville, TN 37205.**

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 our hand(s) this the 27 pf ms 30th day of September, 2010.

Phil Schoggen

Maxine F. Schoggen

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 **Phil Schoggen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 pf 30th day of September, 2010.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Maxine F. Schoggen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27 pf 30th day of September, 2010.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN