BOOK 9562 PG 940

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 132,600.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEITH A. FLIPPO 1721 Beechwood Avenue Nashville, Tennessee 37212	PNC MORTGAGE CORPORATION 440 North Fairway Drive Vernon Hills, Illinois 60061	MAP 104-16 PARCEL 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND SIX HUNDRED AND NO/100---------- ($ 132,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SHIRLENE R. LINNEMAN, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto KEITH A. FLIPPO, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly one-half of Lot No. 229 on the Plan of the Belmont Land Company's Subdivision of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 229 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines, with the easterly margin of Hawthorne Place, 175.0 feet to an alley.

BEING the same property conveyed to Jack Linneman and Shirlene R. Dysart, as Tenants in Common with the Right of Survivorship, by deed from Willard J. Ferguson and wife, Ethel V. Ferguson, of record in Book 4969, page 748, Register's Office for Davidson County, Tennessee; the said Jack Linneman (being one and the same as Jack R. Linneman) having conveyed his interest in subject property to Shirlene R. Linneman (being one and the same person as Shirlene R. Dysart) by Quitclaim Deed of record in Book 7860, page 346, said Register's Office.

This is improved property known as 1721 Beechwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Subdivision of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of December, 19 94

Shirlene R Linneman

SHIRLENE R. LINNEMAN

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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 SHIRLENE R. LINNEMAN, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____she____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 19 94.

Jim Tolma N P U

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

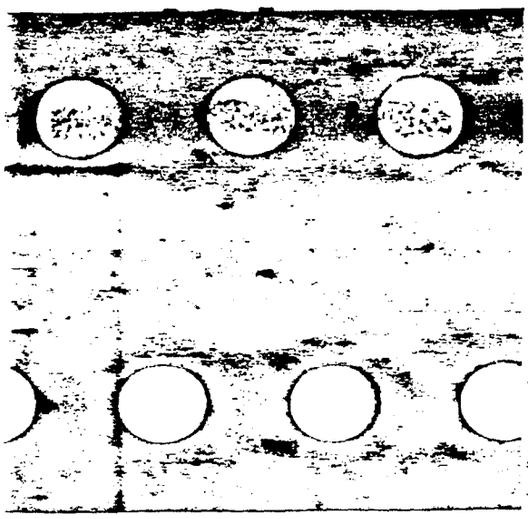
Notary Public

22535
IDENTIF. & REFERENCE

95 JAN -4 AM 8:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3882 11/04 0101 03CHECK 499.62



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

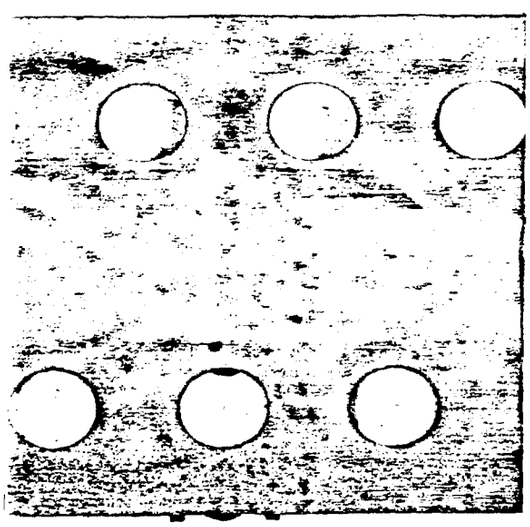
RECEIVED OF _____

FOR _____

BOOK 9562 PG 942

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 132600.00
CON TX 490.62
PRFEE 1.00
[illegible]BANK 8.00
TOTAL 499.62
CHECK 499.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

22535
IDENTIF. # REFERENCE

95 JAN -4 AM 8:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

01/04/95 01 08:38 0001 8882

No. 868757