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 for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 21st day of July, 1995.

Notary Public

My Commission Expires: 11.22.97

ADDRESS NEW OWNER
KEITH A. FLIPPO
1721 Beechwood Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO
PNC MORTGAGE CORP.
440 N. Fairway Drive
Vernon Hills, Illinois 60061

MAP & PARCEL NOS.
MAP 104-16
PARCEL 264

4163 07/25 0101 03CHECK 8.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Right of Survivorship,

I, KEITH A. FLIPPO, unmarried, for the express purpose of creating an undivided one-half interest Joint with Right of Survivorship in KEITH A. FLIPPO and KENNETH GANO, unmarried, by these presents do hereby quitclaim and convey unto RONALD E. UNDERWOOD, Trustee, his successors and assigns, all right, title and interest that I may have in the parcel of land located in Davidson County, Tennessee, and more particularly 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 Keith A. Flippo, unmarried, by deed from Shirlene R. Linneman, unmarried, of record in Book 9562, page 940, Register's Office for Davidson County, Tennessee.

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said RONALD E. UNDERWOOD, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto KEITH A. FLIPPO, unmarried, and KENNETH GANO, unmarried, as joint tenants with right of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 21st day of July, 1995.

KEITH A. FLIPPO

RONALD E. UNDERWOOD, Trustee

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 KEITH A. FLIPPO, 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 this 21st day of July, 1995.

Notary Public

My Commission Expires:

11-22-97

95 JUL 25 AM 8:46

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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 RONALD E. UNDERWOOD, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 1995.

Notary Public

My Commission Expires:

11-22-97