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- .

Kenneth Gano.
Affiant

Subscribed and sworn to before me this 23rd day of April, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KEITH A. FLIPPO 1721 Beechwood Avenue Nashville, TN 37212	PNC MORTGAGE CORP. 440 N. Fairway Drive Vernon Hills, IL 60061	MAP 104-16 PARCEL 264

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One (***1.00) Dollar, the receipt of which is hereby acknowledged, I, KENENTH GANO, unmarried, hereby quitclaim and convey to KEITH A. FLIPPO, unmarried, his successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, 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, and Kenneth Gano, unmarried, as Joint Tenants with right of survivorship, by Quitclaim Deed from Ronald E. Underwood, Trustee, of record in Book 9738, page 850, Register's Office for Davidson County, Tennessee.

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

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 23rd day of April, 1996.

Kenneth Gano.
KENNETH GANO

10030-697

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 KENNETH GANO, 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 23rd day of April, 1996.

Notary Public

My Commission Expires:

11-22-97

MITCHELL ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0176213
IDENTIF. ↑ REFERENCE

96 APR 30 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5511 04/30 0101 03CHECK 8.00