BOOK 10154 PG 493

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 6th day of Aug, 1996.

Notary Public

My Commission Expires: 11-22-97

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

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
KEITH A. FLIPPO KENNETH GORDON GANEAUX 1721 Beechwood Avenue Nashville, Tennessee 37212	SAME	MAP 104-16 PARCEL 264

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 Rights of Survivorship,

I, KEITH A. FLIPPO, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in KEITH A. FLIPPO and KENNETH GORDON GANEAUX, 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 following described tract or parcel of land, 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 Quitclaim Deed from Kenneth Gano, unmarried, of record in Book 10030, page 696, 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 GORDON GANEAUX, unmarried, as joint tenants with rights 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 8th day of August, 1996.

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(s), 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 8th day of August, 1996.

Notary Public

My Commission Expires: 11-22-97

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

96 AUG 13 AM 8:43
LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0213903
IDENTIF. & REFERENCE

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 8th day of August, 1996.

Notary Public

My Commission Expires: 11-22-97

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

6345 08/13/96 01:03PM CHECK 8-00