THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $382,000.00

Matthew P. Slocum
Affiant

Subscribed and sworn to before me, this 13th day of September, 1999.

Notary Public

My Commission Expires: 11/27/04

Address New Owner As Follows:
Matthew P. Slocum and wife,
Kristin A. Slocum
1721 Beechwood Avenue
Nashville, TN 37212

Send Tax Bills To:
Bank of America
830 North Central Avenue
St. Petersburg, FL 33701

Map-Parcel Number:
104-16-0-264.00
24W 11915

99 SEP 14 AM 11:43

06355598

MARK DEDERICE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH A. FLIPPO AND KENNETH GORDON GANEAUX, as joint tenants with rights of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MATTHEW P. SLOCUM AND WIFE, KRISTIN A. SLOCUM**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot 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 by quitclaim deed from Kenneth Gano, of record in Book 10030, page 696, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 10154, page 493, Register's Office for said County, title was vested in Keith A. Flippo and Kenneth Gordon Ganeaux, as joint tenants with rights of survivorship.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1721 Beechwood Avenue, Nashville, TN 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this _____ day of September, 1999.

Keith A. Flippo

Kenneth Gordon Ganeaux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH A. FLIPPO, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

09/14 0101 03CHECK 1424.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH GORDON GANEAUX, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 1999.

Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11661 PAGE 231

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0635598

99 SEP 14 AM 11:43

REGISTER
DAVIDSON COUNTY, TN.

09/14/99 01 11:46 0001 8178

CAMT	382000.00
CON TX	1413.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1424.40
CHECK	1424.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516155