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 $***389,900.00.

Affiant

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30th day of October, 2000.

Notary Public

My Commission Expires MAY 30, 2004 My Commission Expires: _____

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
JENNIFER RECHTER 228 Carden Avenue Nashville, Tennessee 37205	BANK OF AMERICA 6200 Gateway Cypress, CA 90630	MAP 104-13 PARCEL 42

Davidson County DEEDWARR
Recvd: 11/01/00 13:48 2pgs
Fees:11.00 Taxes:1442.63
20001101-0108428

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***389,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, KEITH ALAN FLIPPO and KENNETH G. GANEAUX, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENNIFER RECHTER, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south 55.0 feet of Lot No. 54 on the Map of Bransford Realty Company's Subdivision of certain lots in Blocks E, F. and G, Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 54 fronts 55.0 feet on the easterly side of Carden Avenue and runs back between parallel lines 210.0 feet to a dead line.

BEING the same property conveyed to Keith Alan Flippo, unmarried, by deed from Catherine F. Sweeney, unmarried, of record in Book 11661, page 244, Register's Office for Davidson County, Tennessee; said deed being re-recorded and conveying said property to Keith Alan Flippo, unmarried, and Kenneth G. Ganeaux, unmarried, as joint tenants with rights of survivorship, of record in Book 11661, page 895, said Register's Office.

This is improved property known as 228 Carden Avenue, Nashville, Tennessee 37205.

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a 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.

2. Matters, if any, shown on the plan of Bransford Realty Company's Subdivison of certain lots in Blocks E, F. and G, Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of October, 2000.

KEITH ALAN FLIPPO

KENNETH G. GANEAUX

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 ALAN FLIPPO and KENNETH G. GANEAUX, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2000.

Notary Public

My Commission Expires:

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004