BOOK 7561 PAGE 236

FILE BOX 4

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,900.00

Phyllis Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1988

Patricia A. Nuhall
Notary Public

MY COMMISSION EXPIRES 9/9/89
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	
David Cronan (NAME)	National Mortgage Company (NAME)	MAP 72-0
1012 Spain Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PARCEL 178
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	15DA03965

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert B. Beck and wife, Martha Lu Beck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Cronan and Phyllis Smith, with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING the easterly one-half of Lot No. 42 on the Map of Bush Spains Subdivision of Part of the Zack Stull Lands, of record in Plat Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 42 fronts 50 feet on the southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Robert B. Beck and wife, Martha Lu Beck, by deed from Bobby L. Guy, Conservator, of record in Book 7464, page 790, said Register's Office.

36192

IDENTIFICATION REFERENCE

JUN 3 8 23 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

This is unimproved ( ) improved (XX) property, known as 1012 Spain Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 31st day of May 19 88

Martha Lu Beck

Robert B. Beck

RECEIVED FOR RECORD
JUN 3 1988 8:01 O'CLOCK A.M.
168.62

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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 Robert B. Beck and wife, Martha Lu Beck

the bargainor s 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 at Nashville, Tennessee, this 31st day of May, 1988.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am ~~personally acquainted~~ and ~~who~~ (or proved to me on the basis of satisfactory evidence) upon ~~his oath~~ ~~himself~~ (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that ~~(he)~~ as such _____ (the) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Robert B. Beck
Martha Lu Beck

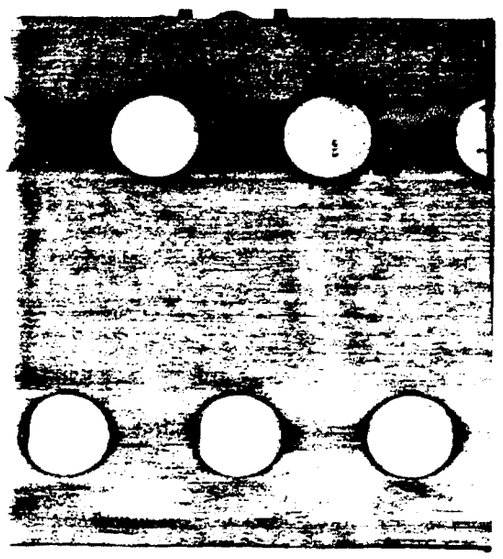
TO
David Cronan
Phyllis Smith

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

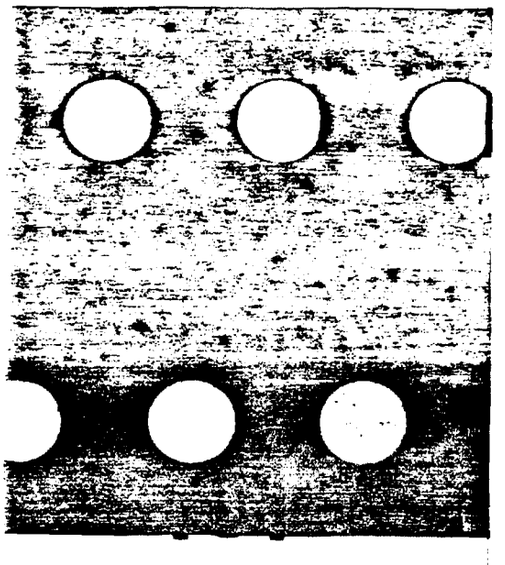
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 57900.00
				CON TX 162.12
				PRFEE 0.50
				MEED 6.00
				TOTAL 168.62
				CHECK 168.62

04/03/98 01 08:27 0001 0965



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36192

IDENTIFICATION REFERENCE

JUN 3 8 23 AM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 97864