BOOK 8092 PAGE 324 FILE BOX 45

THIS DEED PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,312.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 1990

Notary Public

MY COMMISSION EXPIRES: 3/14/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J.W. Hunt	National Mortgage Company	MAP 72-9
(NAME)	(NAME)	
131 Bellevue Road	4041 Knight Arnold Road	PARCEL 178
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Memphis, TN 38118	15DA03965
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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, David Cronan and Phyllis Smith Cronan, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.W. Hunt, a married person

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 David Cronan and Phyllis Smith by deed from Robert B. Beck and wife, Martha Lu Beck, of record in Book 7561, Page 236, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by David Cronan and Phyllis Smith, both unmarried, to Delta Title Company, Trustee, for National Mortgage Company, dated May 31, 1988, and filed for record in Book 7561, Page 239, Register's Office for said County, with an unpaid principal amount of approximately $ 58,312.39, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Phyllis Smith and Phyllis Smith Cronan being one and the same person.

2957 04/20 0101 03CHECK 199.39

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 hand s this 19th day of March, 1990

Phyllis Smith Cronan

David Cronan

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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 David Cronan and Phyllis Smith Cronan, husband and wife,

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 at Nashville, Tennessee, this 19th day of March

Commission expires 7/24/93

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 (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ 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

2 U 3 4 6

WARRANTY DEED

FROM

David Cronon
~~Phyllis Smith~~

TO

~~J.W. Hunt~~

IDENTIF. TREFERENCE

APR 20 9 59 AM '90

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8092 PAGE 326

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58312.39
CON TX 192.39
PRFEE 1.00
WDEED 6.00
TOTAL 199.39
CHECK 199.39

04/20/90 01 09:57 0001 2957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 U 3 4 6

IDENTIF. REFERENCE

APR 20 9 59 AM '90

DAVIDSON COUNTY TN.

No. 312043