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FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

James W. McKell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 90.

Notary Public

MY COMMISSION EXPIRES: 12-9-93
(AFFIX SEAL)

FILE BOX 61

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
James W. McKell (NAME)	John H. Cronin and Betty L. Cronin (NAME)	
849 Forest Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	1146 Varner road (STREET ADDRESS)	146-14-26
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	Pittsburgh, PA 15227 (CITY) (STATE) (ZIP)	OH-15540

FOR AND IN 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, John H. Cronin and wife, Betty L. Cronin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. McKell

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:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Forest Acres Subdivision, Section Three, as of record in Book 1424, Page 56, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John H. Cronin and wife, Betty L. Cronin by deed from Imogene Muse, a single person of record in Book 6379, Page 67, said Register's Office for Davidson County, Tennessee.

3972 9

FIDELITY FEDERAL
JUL 6 2 41 PM '90

This is unimproved ( ) improved (✓) property, known as 849 Forest Acres Drive, (House Number) (Street) Nashville, TN 37220 (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 heirs 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 convey 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 3rd day of July, 1990

~~John H. Cronin~~ John H. Cronin by Jim Walker atty-in-fact

Betty L. Cronin Betty L. Cronin by Jim Walker atty in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Cronin and wife, Betty L. Cronin

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July 19 90

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this 3 day of July, 1990, personally appeared before me, JAMES A. WAECHTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of JOHN L. CRONIN + Betty L. CRONIN and is authorized by them to execute this instrument on their behalf, as their free act and deed.

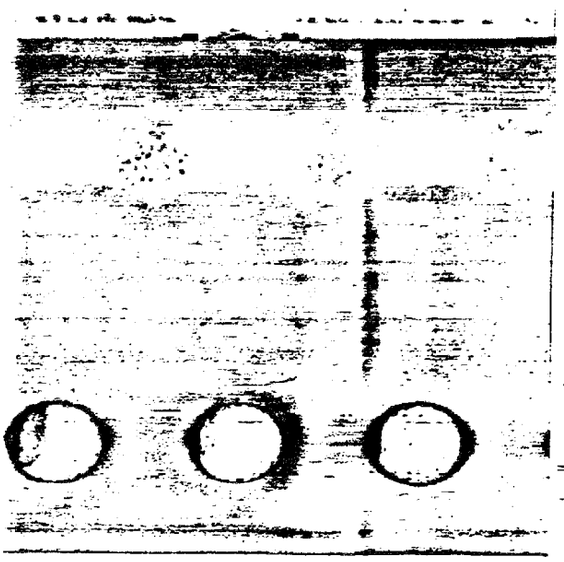
Witness my hand, at office, this 3d day of July, 19 90

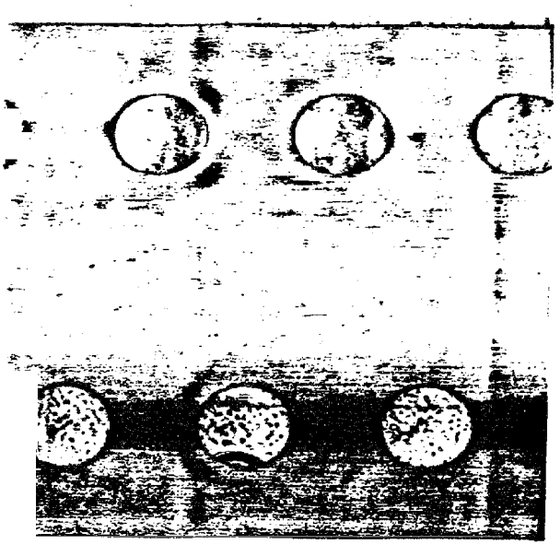
My commission expires: 11-27-93

_____
Notary Public

KENNETH V. PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8000 07/06 0101 03CHECK 396.40





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118000.00
CON TX 379.40
ERR CO
CON TX 379.40-
CON TX 389.40
PRFEE 1.00
WDEED 6.00
TOTAL 396.40
CHECK 396.40

07/06/90 01 14143 0001 0000
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3972.29

IDENTIFICATION REFERENCE

JUL 6 2 41 PM '90

No. 334875