6.3404

This Instrument Prepared By:

HOLTON & WALKER
A Professional Corporation
Twenty-Seventh Floor
Third National Financial Center
Nashville, Tennessee 37219

Nov 20 2 05 PM '91

QUITCLAIM DEED BOOK 8489 PAGE 769

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Estate of Helen Thompson Andrews 4935 Sherman Oaks Drive Nashville, Tennessee 37211	Same	5D-6623 148-1 205

WHEREAS, on the 19th day of January, 1979, **HELEN THOMPSON ANDREWS** executed a warranty deed conveying certain real property more particularly described on Exhibit A attached hereto to **DAVID L. CRONIN** and wife, **ROBERTA A. CRONIN** (hereinafter referred to as "the Grantors"); and

WHEREAS, the consideration for said transfer was stated in the deed to be Ten Dollars ($10.00), cash in hand paid and other valuable consideration, including the assumption of the unpaid balance of an indebtedness evidenced by a promissory note dated March 22, 1971 payable to Murphree Mortgage Company in the original principal amount of Eighteen Thousand Six Hundred Dollars ($18,600.00) and secured by a Deed of Trust of record in Book 4489, page 628, Register's Office of Davidson county, and

WHEREAS, said Warranty Deed is of record in Book 5390, Page 508, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Grantors had no knowledge of the above-described transfer, never had possession of said real property as **HELEN THOMPSON ANDREWS** continued to live there until her death, never assumed the mortgage attached thereto, nor paid any tax bills related thereto; and

WHEREAS, the Grantors learned of the transaction after the death of **HELEN THOMPSON ANDREWS** on March 31, 1988; and

WHEREAS, the Grantors desire to clear the title to said property such that it may pass pursuant to the Last Will and Testament of **HELEN THOMPSON ANDREWS** dated October 5, 1977 and admitted to probate in Davidson County on March 29, 1989; and

NOW, THEREFORE, for and in consideration of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged the Grantors, by these presents do hereby quitclaim and convey unto **ROBERTA A. CRONIN**, Executrix of the Estate of **HELEN THOMPSON ANDREWS**, her successors and assigns, all their right, title and interest in and to that certain parcel of real property more particularly described on Exhibit A attached hereto.

This is improved property known as 4935 Sherman Oaks Drive, Nashville, Tennessee.

This property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed on this the 25 day of October, ~~1989.~~ 1991.

David L. Cronin
DAVID L. CRONIN

Roberta A. Cronin
ROBERTA A. CRONIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Betsy Phillips a Notary Public in and for said County and State, **DAVID L. CRONIN** and **ROBERTA A. CRONIN**, 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 25th day of October, ~~1989.~~ 91

Betsy W. Phillips
NOTARY PUBLIC

My Commission Expires:

3-27-93

The actual consideration for this transfer is $1.00 Cash

David L. Cronin
Affiant

Sworn to and subscribed before me this 25th day of October, 1989.91

Gerry W. Phillips
NOTARY PUBLIC

My Commission Expires:

3-27-91

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for said County.

SAID Lot No. 344 fronts 70.0 feet on the northwesterly side of Sherman Oaks Drive and extends back 185.0 feet on the southwesterly line and 166.0 feet on the northeasterly line to a deed line in the rear measuring 102.9 feet thereon.

BEING the same property conveyed to **DAVID L. CRONIN**, and wife **ROBERTA A. CRONIN**, by deed from **HELEN T. ANDREWS**, of record in Book 5390, Page 508, Register's Office for Davidson County, Tennessee and previously conveyed to **W. H. ANDREWS**, and wife **HELEN T. ANDREWS**, by deed from **KATHERINE H. SMITH**, and husband **GARY SMITH**, of record in Book 4713, Page 253, Register's Office for Davidson County, Tennessee, said **W. H. ANDREWS** having since died on May 22, 1977.

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