THIS INSTRUMENT PREPARED BY:
J. MICHAEL JACOBS, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Phyllis Smith Cronan and Rena Parker Smith 1012 Spain Avenue Nashville, TN 37216	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118	M 72-9 P 178 15DA03965

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, including Grantees assumption of a Note by David Cronan and Phyllis Smith to Delta Title Company, Trustee, for National Mortgage Company and assumed by Grantors herein in the present approximate principal balance of Fifty-six Thousand Six Hundred Fifty-eight & 08.100 ($56,658.08), J. W. HUNT and Wife, ANITA HUNT, the Grantors herein, have bargained and sold, and by these presents does transfer and convey unto the said PHYLLIS SMITH CRONAN and RENA PARKER SMITH, the Grantees herein,as joint tenants with a right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 J. W. HUNT by deed from PHYLLIS SMITH CRONAN and DAVID CRONAN, of record in Book 8092, Page 324, Register's Office for said County.

This is the same description as was used in the previous deed.

This conveyance is subject to a Deed of Trust executed by DAVID CRONAN and PHYLLIS SMITH to Delta Title Company, Trustee, for National Mortgage Company, dated May 31, 1988 as of record in Book 7561, page 239, Register's Office for Davidson County, Tennessee. The Escrow account pertaining to same is hereby transferred and assigned to the Grantees.

Grantor's spouse joins in this conveyance to convey her marital interest, if any.

This is improved property, known as 1012 Spain Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Whenever 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 17th day of March, 1994.

J. W. HUNT

ANITA HUNT

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 J. W. HUNT, ~~and [illegible]~~, 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 17th day of March, 1994.

NOTARY PUBLIC

My commission expires: 7/26/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 56,658.08. This is equal to or greater than the property would bring at a fair and voluntary sale.

PHYLLIS SMITH CRONAN

Sworn to and subscribed before me this 4th day of April, 1994.

NOTARY PUBLIC

My commission expires: 7/26/97

NOTE: This deed has been prepared upon information provided by the parties - no independent examination of public records has been performed by the closing attorney.

STATE OF FLORIDA

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANITA HUNT, the Bargainor, 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 Broward County, Florida, this 28 day of March, 1994.

Judy A. Griner

NOTARY PUBLIC

My commission expires:

OFFICIAL NOTARY SEAL
JUDY A GRINER
COMMISSION NUMBER
CC179587
MY COMMISSION EXP.
MAR. 13 1996

39712

IDENTIFICATION REFERENCE

94 APR 15 P1:12:59

BROWARD COUNTY, FL.

1735 04/15 0101 03CHECK 222.79



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

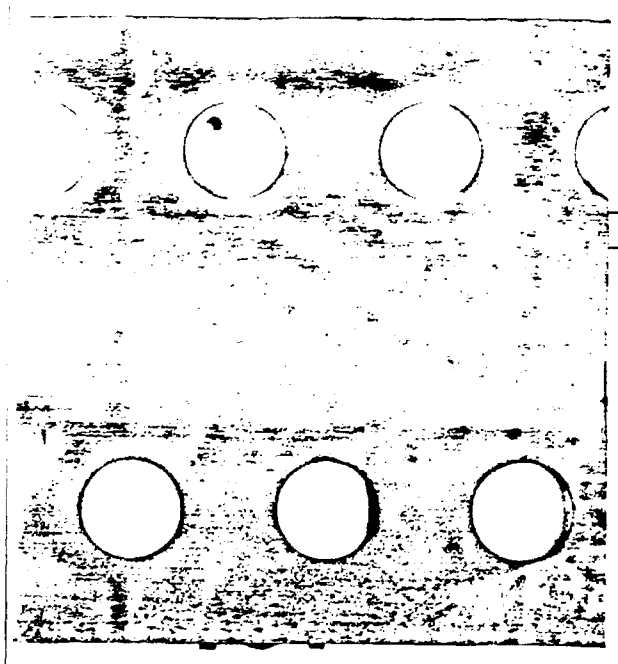
FOR _____

BOOK 9314 PAGE 35

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
			AMT	38659.08
			CON TX	209.79
			PRFEE	1.00
			WDEED	12.00
			TOTAL	222.79
			CHECK	222.79

04/15/94 01 13:01 0001 4736



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39712

IDENTIFICATION

91 APR 15 PM 12:59

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 779926