RECORD & RETURN TO:

SATURN & MAZER TITLE SERVICES, INC.
FILE BOX "7"

file # 33732

BOOK 9761 PG 233

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Cronin	PNC Mortgage Corp. of America	104-14-151
(NAME)	(NAME)	
2500 Barton Avenue	440 North Fairway Drive	24W 7105
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Vernon Hills, Illinois 60061	
(CITY) (STATE) (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, Archer Wortman Bishop, III and wife, Margo Adams Bishop

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Cronin and wife, Kathleen M. Cronin

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. 44 and the easterly 10 feet of Lot No. 43 on the plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said Lot No. 44 and portion of Lot No. 43 adjoin and together front 70 feet on the northerly margin of Barton Avenue and extends back between parallel lines a distance of 185 feet to an alley.

BEING the same property conveyed to Archer Wortman Bishop, III by deed from Leann M. Toombs et vir, Richard S. Morrison, III of record in Book 8729, Page 267, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Margo Adams Bishop, wife of Archer Wortman Bishop, III, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

1954 08/14 0101 03CHECK 612.10

unimproved ( )
This is improved (X) property, known as: 2500 Barton Avenue, Nashville, TN 37212
(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 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 my hand this 7th day of August, 19 95

Archer Wortman Bishop, III by Elizabeth A. Fox, atty in fact

Archer Wortman Bishop, III

Margo Adams Bishop by Elizabeth A. Fox, atty in fact

BOOK 9761 PG 234

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 Archer Wortman Bishop, III

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of August 19 95.

Commission expires _____

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 upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

STATE OF TENNESEE
COUNTY OF DAVIDSON

On this the 07th day of August, 1995, before me personally appeared Elizabeth A. Fox to me known to be the person who executed the foregoing instrument in behalf of Margo Adams Bishop and Archer Wortman Bishop III as their Attorney In Fact, and acknowledged that she executed the same as the free act and deed of the same Margo Adams Bishop and Archer Wortman Bishop III.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this the 07th day of August, 1995.

Notary Public

MY COMMISSION EXPIRES: 7-23-98

IDENTIF. & REFERENCE 008901

95 AUG 14 AM 10:31

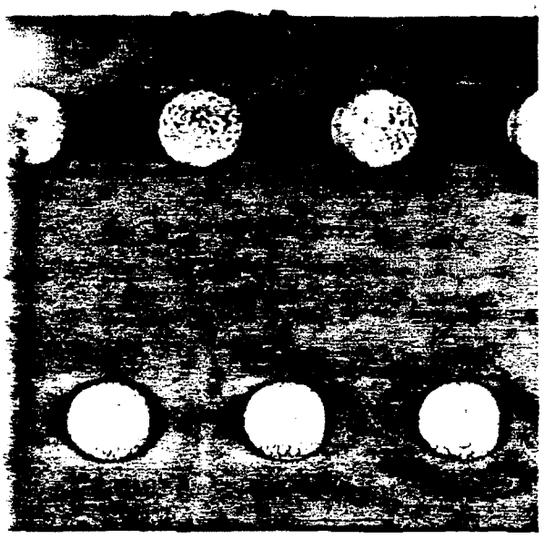
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM
Archer Wortman Bishop, III

TO
Michael A. Cronin and wife, Kathleen M. Cronin

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



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

RECEIVED OF _____

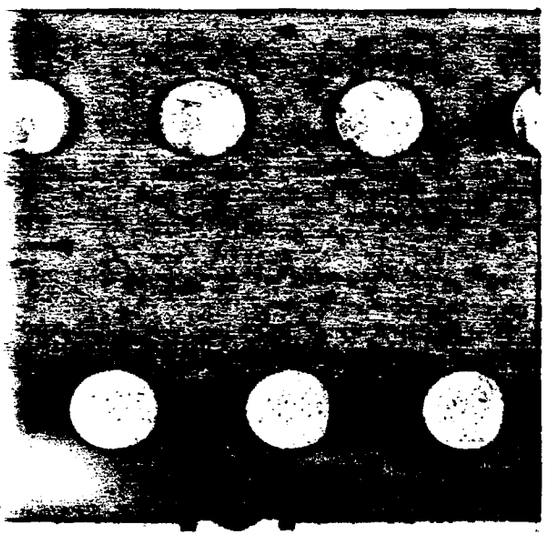
FOR _____

BOOK 9761 PG 235

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	
				163000.00
			CON TX	603.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	612.10
			CHECK	612.10
08/14/95	01		10:35 0001	1954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0089011
IDENTIF. ↑ REFERENCE

95 AUG 14 AM 10:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 940947