This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-227093

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
52-8-63	Mr/Mrs B. Lee Santiago same as below	Fidelity Federal S&L Association 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 001782-2
11D-80200	533 Canton Pass	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated April 16, 1970, in the original principal sum of $22,700.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments of $174.56 each, including principal and interest as set forth in said note, and being secured by a deed of trust executed by Joe Edward Reece and wife, Pamela R. Reece to Vaden Lackey, Jr., Trustee, of record in Book 4411, page 416.

JOE EDWARD REECE and wife, PAMELA R. REECE hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BENNY LEE SANTIAGO and wife, VICKI YVONNE SANTIAGO

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 78 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114.

Said Lot fronts 83.3 feet on the southeast margin of Canton Pass and runs back 198.2 feet on the northeast line and 130.0 feet on the southwest line to a broken line in the rear, on which it measures a total of 163.6 feet.

Being the same property conveyed to Joe Edward Reece and wife, Pamela R. Reece by deed from William H. Towe and wife, of record in Book 4411, page 414.

This conveyance is made subject to restrictions of record in Book 4047, page 877.

AUG 10 '72	CONV	26,000.00			
AUG 10 '72 S'TAX			A*	67.60	
AUG 10 '72 PR'FEE			A*	.50	
AUG 10 '72	W'DEED		A*	4.00	* 72.10

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except as shown above, and for 1972 taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of August, 1972.

Pamela R. Reece
Pamela R. Reece

Joe Edward Reece
Joe Edward Reece

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4626 PAGE 618

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Edward Reece and wife, Pamela R. Reece 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, the 1st day of August, 1972.

My commission expires: May 25, 1975

Helen D. Scott
Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED
REF: vs

FROM
JOE EDWARD REECE AND WIFE

TO
BENNEY LEE SANTIAGO AND WIFE

B 70898

IDENTIF. REFERENCE

AUG 10 9 11 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to: REAU E. FOLK, JR., ATTY.
Nashville, Tennessee
3829 Cleghorn Ave

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public