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

WARRANTY DEED

TTC-228650

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-3-107	Roberto Escamilla same as below	Fidelity Federal S&L Association 401 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 8D-54405	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 704 Wesleywood	LOAN OR ACCOUNT NO. 019017-0 PROPERTY IS ☒ 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated May 28, 1970, in the original principal sum of $25,600.00, payable to Fidelity Federal Savings & Loan Association, payable according to the terms and conditions thereof, with interest at 7-3/4% per annum and a 1% service fee, and being secured by a deed of trust executed by Jose M. Quintana and wife, to Vaden Lackey, Jr., Trustee, as of record in Book 4420, page 839,

JOSE M. QUINTANA and wife, LILIA S. QUINTANA

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERTO ESCAMILLA and wife, DOROTHY D. ESCAMILLA,

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. 42 on the Plan of Crest Meade, Section I, as of record in Book 2331, page 153.

Said Lot No. 42 fronts 154 feet on the southeasterly side of Wesleywood Drive and runs back between lines, 290 feet on the northeasterly line and 293 feet on the southwesterly line to a dead line in the rear on which is a broken line on which it measures 195.4 feet.

Being the same property conveyed to Jose M. Quintana and wife, Lilia S. Quintana, by deed from David C. Feiler and wife, as of record in Book 4420, page 837.

This conveyance is made subject to restrictions of record in Book 2602, page 129.

OCT 12 72	CONV	36,950.00			
OCT 12 72	S'TAX		A*	95.94	
OCT 12 72	PB'FEE		A*	.50	
OCT 12 72	W'DEED		A*	4.00	* 100.44

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 prorated and assumed by the Buyer.

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 11th day of October, 1972.

Lilia S. Quintana

Jose M. Quintana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1645 PAGE 860

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jose M. Quintana and wife, Lilia S. Quintana 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 11th day of October, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

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 $ 36,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 1972

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

Helen D. Scott
Notary Public

WARRANTY DEED
REF/vs

FROM

JOSE M. QUINTANA AND WIFE

TO

ROBERTO ESCAMILLA and wife

B 7 9 7 1 8

IDENTIF. REFERENCE

OCT 12 8 37 AM '72

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Please Return To:

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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