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THIS INSTRUMENT PREPARED BY:
S. Ralph Gordon, Attorney
Suite 1112, Parkway Towers
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Vicki Y. Santiago 533 Canton Pass Madison, Tenn. 37115	Fidelity Federal S&L Assoc. 401 Union Street Nashville, Tennessee	52-8-63

FOR AND IN CONSIDERATION of the promises and mutual covenants contained in an agreement between the parties dated July 9, 1975, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Benny Lee Santiago, by these presents do hereby quitclaim and convey unto Vicki Y. Santiago, her heirs, successors and assigns, the following described tract or parcel of land, to wit:

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 Benny Lee Santiago and wife, Vicki Yvonne Santiago, by deed from Joe Edward Reece and wife, Pamela R. Reece, of record in Book 4626, page 617, Register's Office for Davidson County, Tennessee.

This is improved property known as 533 Canton Pass, Madison, Tennessee, 37115, and is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the provisions of divorce decree in Minute Book 29-C, Page 1343, Circuit Court Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7th day of December, 1976.

Benny Lee Santiago
Benny Lee Santiago

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 Benny Lee Santiago, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

7th Witness my hand and official seal at Nashville, Tennessee, this day of December, 1976.

Jeannie Gleaves
Notary Public

JEANNIE GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2/19/78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Vicki Y. Santiago
Affiant

J. THOMAS HILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 7th day of December, 1976.

J. Thomas Hill
Notary Public

My Commission Expires: 4/1/77

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REFERENCE

DEC 9 10 19 AM '76

CLERK

MISC OR 4.00 * 4.00