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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44200.00

Warren M. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren M. Watts (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 52-8
1244 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 59 gc
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ROBERTO M. AQUINO AND WIFE, EMMA N. AQUINO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARREN M. WATTS AND WIFE, JUNE PHYLLIS WATTS

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 Reserved Parcel "C" on the Plan of Sequoia Valley, Section II, as of record in Book 3700, page 114, said Register's Office.

Beginning at a point in the southeasterly margin of Canton Pass, said point being the common front corner of the said Reserved Parcel C and Lot 59 on said Plan; thence with the southeasterly margin of Canton Pass 82.4 feet to a monument; thence continuing with said margin North 45° 55' East 44.5 feet to a monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.83 feet to a monument in the southwesterly margin of Sioux Terrace; thence with said southwesterly margin 110.2 feet to a point; said point being a common corner between said Reserved Parcel C and Lot 61 on said Plan; thence leaving said Sioux Terrace in a southwesterly direction 109.5 feet to a monument, said monument marking a common corner between said Reserved Parcel C and Lots 61 and 59 on said Plan; thence in a westerly direction 115.0 feet to a point in the southeasterly margin of Canton Pass, said point being the point of beginning.

Being the same property conveyed to Roberto M. Aquino and wife, Emma N. Aquino by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell by deed of record in Book 4782, page 239, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1244 Sioux Terrace (House Number) (Street) Madison (P. O. Address) 37115 (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 our hand s this 26th day of August, 19 77

Roberto M. Aquino
Roberto M. Aquino

Emma N. Aquino
Emma N. Aquino

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Roberto M. Aquino and wife, Emma N. Aqunio

the bargainor, 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 31st day of August 19 77.

Commission expires _____

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Roberto M. Aquino and wife,
Emma N. Aquino

TO
Warren M. Watts and wife,
June Phyllis Watts

E 23353

IDENTIF. REFERENCE

AUG 31 10 37 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1SC 3.75

AUG 31 77	CONV	44,200.00			
AUG 31 77	S'TAX		B*	114.92	
AUG 31 77	PR'FEE		B*	.50	
AUG 31 77	W'DEED		B*	4.00	* 119.42