This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5546 PAGE 485

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rolando S. Aquino and wife, Nerza B. Aquino	Third National Mortgage Company	104-5-18
(NAME)	(NAME)	
106 39th Avenue North	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Rolando S. Aquino and wife, Nerza B. Aquino and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, C. A. Sanker and wife, Jessie P. Sanker

have this day bargained and sold, and do hereby transfer and convey unto the said Rolando S. Aquino and wife, Nerza B. Aquino *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 71 on the Plan of part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee. Said Lot No. 71 fronts 50 feet on the easterly side of 39th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to C. A. Sanker and wife, Jessie P. Sanker by deed from Phillip G. Sanker and wife, Mary Kimberly Sanker of record in Book 5461, page 922, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 18th day of December 19 79

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 106 39th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 18th *day of* December *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. A. Sanker

Jessie P. Sanker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* C. A. Sanker and wife, Jessie P. Sanker

*the within named 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* 18th *day of* December, *19*79

Doris E. Moran
Notary Public

Commission expires 8-12-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37239

3077 [illegible] CHECK

WARRANTY DEED

23762

FROM
C. A. Sanker and wife,
Jessie P. Sanker

TO
Rolando S. Aquino and wife,
Nerza B. Aquino

F 69029

IDENTIF. REFERENCE

DEC 20 11 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			31000.00- CO	
			60.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.10-
3077A	12/20/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69029

IDENTIFICATION REFERENCE

DEC 20 11 17 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 732733