ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
PAULO C. ACOSTA, ETUX	SAME	11D 49700
(NAME)	(NAME)	
P.O. Box 1415 MCB		43-13-89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6490 PAGE 963

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS

Cash in hand paid by the Grantees; PAULO C. ACOSTA and wife, ESTRELLA P. ACOSTA, and other good and valuable considerations, receipt of which is hereby acknowledged; including the agreement to assume the existing remaining balance due and owing to Denton Woods and wife, Beulah M. Woods, secured by a Deed of Trust of record in Book 5095, page 900, R.O.D.C., TN and a Deed of Trust to Wilhemina Sasse, secured by a Deed of Trust of record in Book 6202, page 233, R.O.D.C., TN; and a Financing Statement securing Electric Power Board of the Metropolitan Government of Nashville & Davidson County, of record in Book 6216, page 411, said Register's Office, to which reference is hereby made for complete terms and conditions;

WE, ROBERT Q. VALENDEZ and wife, LETICIA VALENDEZ have bargained and sold, and by these presents do transfer and convey unto the said PAULO C. ACOSTA and wife, ESTRELLA P. ACOSTA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, and being Lot No. 2, Block "C" of FOREST PARK SUBDIVISION at Madison, Tennessee, of record in Book 343, page 44, R.O.D.C., TN; and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, as follows:

BEGINNING at an iron pin set in the southerly margin of Old Hickory Boulevard (30' from the centerline) being the Northwest corner of this tract and also being the Northeast corner of the Gary B. Harris property of record in Book 6255, page 229, R.O.D.C., TN; thence with the margin of the said Boulevard N 81 deg. 30' 00" E. 50.00' to an iron pin set; thence S 07 deg. 16' 30" E 150.58' to a set iron pin; thence S 81 deg. 30' 00" W 51.00' to a set iron pin; thence N 06 deg. 53' 35" W 150.61' to the point of beginning, containing 0.17 acres, more or less.

BEING the same property conveyed to Robert Q. Valendez and wife, Leticia Valendez by deed from Wilhelmina Sasse, a widow, of record in Book 6202, page 230, Register's Office for Davidson County, TN

unimproved ( )
This is improved (X) property, known as 306 OLD HIKCORY BLVD. (House Number) (Street)
MADISON, TENNESSEE 37115
(P. O. Address) (City or Town) (Zip Code)

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.

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 22nd day of January 19 85

Leticia Valendez
LETICIA VALENDEZ

Robert Q. Valendez
ROBERT Q. VALENDEZ

6490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6490 PAGE 964

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT Q. VALENDEZ and wife, LETICIA VALENDEZ

the bargainors, 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 Madison, Tennessee, this 22nd day of January, 19 85.

My commission expires 07-18-87 Notary Public D. Arnette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert Q. Valendez

Sworn to and subscribed before me
this 22nd day of January, 19 85.

My commission expires 07-18-87 Notary Public D. Arnette Burton

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

1-8250 3

FEB 12 8 46 AM '85
FILED
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

02/12 105.04- CHECK
WARRANTY DEED

FROM
ROBERT Q. VALENDEZ, ETUX
LETICIA VALENDEZ

TO
PAULO C. ACOSTA, ETUX
ESTRELLA P. ACOSTA

477

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4780

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6490 PAGE 965

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

37900.00- CAMT.
98.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.04-
0477A02/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

182503

IDENTIF. REFERENCE

FEB 12 8 46 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 107890