BOOK 6604 PAGE 922 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ D-74,049.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1985

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 640 Spence Lane, Suite 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelo M. Crespo (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 136-14
604 Lake Terrace Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Par 39
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2D-62870

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, Frank E. Martin and wife, Carol A. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angelo M. Crespo and wife, Catalina Crespo

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:

BEING Lot No. 39 on the Plan of Castlegate Subdivision, Section 1, as of record in Plat Book 4460, page 115, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank E. Martin and wife, Carol A. Martin, by deed from K & W, Inc. of record in Book 4947, page 454, and re-recorded in Book 4969, page 329, said Register's Office.

Grantees hereby assume and agree to pay the mortgage held by Fidelity Federal Savings & Loan Association of record in Book 4947, page 456, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 4649, page 295, and such easements and setback lines of record in Book 4460, page 115, said Register's Office

J 20285
T
IDENTIF. REFERENCE
JUL 12 10 37 AM '85
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 604 Lake Terrace Drive (House Number) (Street) Nashville, TN 37217 (P. O. Address) (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 11th day of April, 19 80

Frank E. Martin

Carol A. Martin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank E. Martin and Carol A. Martin

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 11th day of April 1980

Commission expires 10-15-83

William T. Ellis
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

Frank E. Martin and wife,

Carol A. Martin

TO

Angelo M. Crespo and wife,

Catalina Crespo

File Box 24

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6604 PAGE 924

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			74049.49- CONT.	
			192.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 198.90-	
			7168A07/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 20285

T
IDENTIF. REFERENCE

JUL 12 10 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153385