THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Manuel S. Valenzuela	Citizens and Southern	131-48
1319 Burton Valley Road	Commercial Corporation	15
Nashville, TN 37215	P.O. Box 656	16DA 30708
	Tucker, Georgia 30085-0656	

WARRANTY DEED BOOK 6620 PAGE 132

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William K. McElhiney and wife, Leona F. McElhiney hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Manuel S. Valenzuela and Maria del Pilar Aguinaga, husband and wife, hereinafter called the Grantee, Grantee's 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 Lot No. 28 on the plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said County.

SAID Lot No. 28 fronts 214.8 feet on the southwesterly margin of Burton Valley Road and extends back 264.5 feet on the northwesterly line and 181.4 feet on the southeasterly line to a dead line in the rear, measuring 239.3 feet thereon.

BEING the same property conveyed to William K. McElhiney and wife, Leona F. McElhiney by deed from Charles Brooks, III and wife, Patricia V. Brooks, of record in Book 3537, page 87, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 1319 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of July, 1985.

Leona F. McElhiney

William K. McElhiney

55 CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of July, 1985, before me personally appeared William K. McElhiney and wife, Leona F. McElhiney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov. 13, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5520 PAGE 133

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00.

Manuel S. Valenzuela
Affiant

Subscribed and sworn to before me, this the 31st day of July, 1985.

My Commission Expires: Nov 4, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

WARRANTY DEED

from:
William K. McElhiney and wife,
Leona F. McElhiney

to:
Manuel S. Valenzuela and Maria del
Pilar Aguinaga

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

AUG 1 2 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5828.2

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6620 PAGE 134

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
			105000.00- CAMT.	
			273.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	279.50-
			3413A08/01/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25285

IDENTIFI REFERENCE

AUG 1 2 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159478