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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Benjamin E. Valdes	Commerce Union Bank	MAP 129-4
122 Keyway Drive		PARCEL 71
Nashville, TN 37205	1 Commerce Pl., Real Estate Div.	08DZ-75145
	Nashville, Tennessee 37239	

WARRANTY DEED

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, John A. Ramsey, III and wife, Sarah B. Ramsey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benjamin E. Valdes and wife, Annamaria T. Valdes 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. 64 on the plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for said County.

SAID Lot No. 64 fronts 145.0 feet on the broken northerly margin of Keyway Drive and extends back 147.0 feet on the easterly line and 126.3 feet on the westerly line to a broken line in the rear, measuring 124.0 feet thereon.

Being the same property conveyed to John A. Ramsey, III by deed from Sara S. Davis of record in Book 5736, page 475, 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.

3 6 6 7 9

IDENTIFICATION REFERENCE

JUN 16 9 54 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 122 Keyway Drive, Nashville, TN 37205.

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 15th day of June, 19 87.

Sarah B. Ramsey

John A. Ramsey, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of June, 19 87, before me personally appeared John A. Ramsey, III and wife, Sarah B. Ramsey, 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 he/she executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 136,000.00.

Benjamin E Valdes
Affiant

Subscribed and sworn to before me, this the 15th day of June, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
John A. Ramsey, III and wife,
Sarah B. Ramsey

to:
Benjamin E. Valdes and wife,
Annamaria T. Valdes

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

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

136000.00- CAMT.
380.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 387.30-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

3667-9

IDENTIFICATION REFERENCE

JUN 16 9 55 AM 19

FELIX Z. WILSON EX-OFFICIO REGISTER
DAVIDSON COUNTY, TN

No. 93916