FILE BOX 38 FILE #8150

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7678 PAGE 233

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VIRGINIA MCBURNETT HAMMONDS (NAME)	New Owners (NAME)	MAP 129-4
122 Keyway Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 71
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, BENJAMIN E. VALDES and ANNAMARIA T. VALDES, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VIRGINIA MCBURNETT HAMMONDS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin E. Valdes and wife, Annamaria T. Valdes by deed from John A. Ramsey, III and wife, Sarah B. Ramsey of record in Book 7269, page 198, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and paid by the Grantors; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office.

7.6409

IDENTIFICATION REFERENCE

Oct 17 8 16 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7187 10/17 0101 03CHECK 485.00

This is unimproved ( ) improved (XX) property, known as 122 Keyway Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of October, 1988

BENJAMIN E. VALDES

ANNAMARIA T. VALDES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN E. VALDES and wife, ANNAMARIA T. VALDES

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of October, 19 88.

My commission expires 1/10/89 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 145,000.00

Virginia McBurnett Hammonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 19 88.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

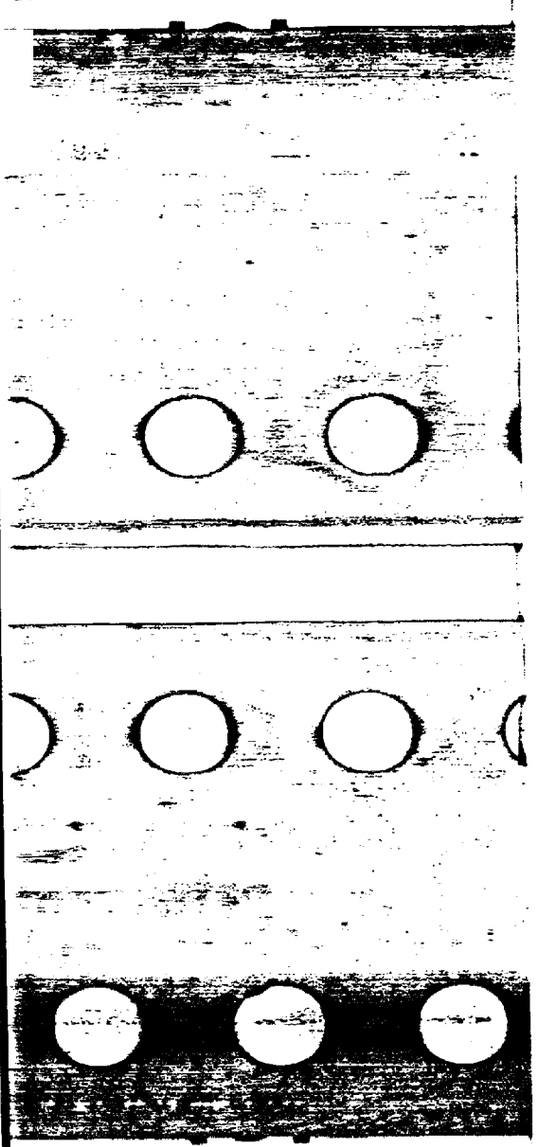
Notary Public

WARRANTY DEED

FROM BENJAMIN E. VALDES and wife, ANNAMARIA T. VALDES

TO VIRGINIA MCBURNETT HAMMONDS

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 235

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 145000.00
				CON TX 478.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 485.00
				CHECK 485.00
10/17/88		01		08:21 0001 7187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76409

IDENTIFICATION REFERENCE

OCT 17 8 18 AM '88

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 143975