*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

BOOK 8668 PAGE 181

ADDRESS NEW OWNER:
Pedro C. Tellez and Carlota Elena Tellez
709 Rocky Mountain Court
Antioch, Tennessee 37013

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Standard Federal Savings Bank
P.O. Box 9481
Gaithersburg, Maryland 20898-9481

MAP AND PARCEL:
MAP 135-14-A
PARCEL 061-C
2DX-06786

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mario Licio Azevedo and wife, Sharon Kaye Azevedo hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pedro C. Tellez and wife, Carlota Elena Tellez, as tenants by the entirety , 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. 116 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, Pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mario Licio Azevedo and wife, Sharon Kaye Azevedo, by deed from Centex Real Estate Corporation, a Nevada corporation of record in Book 7643, Page 733, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Standard Federal Savings Bank of record in Book 7643, Page 736, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Master Deed, Declaration of Covenants and Restrictions, By-Laws of Pinnicle Point Homeowners Association, of record in Book 7032, Page 730 through 777, et.seq.; Articles of Incorporation of record in Book 7058, Pages 234 through 239 et.seq.; Restrictive Covenants of record in Book 6405, Page 169; Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 7067, Page 739; Certificate of Acknowledgement and Oath of record in Book 7065, Page 959; Deed of Conveyance to Metropolitan Government for Nashville/Davidson County of record in Book 7097, Page 158, and such easements and setback lines of record in Plat Book 6900, Page 391 through 393, said Register's Office.

This is improved property known as 709 Rocky Mountain Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pedro C. Tellez and wife, Carlota Elena Tellez, their heirs and assigns, forever; and we, Mario Licio Azevedo and wife, Sharon Kaye Azevedo 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1992.

Mario Licio Azevedo

Sharon Kaye Azevedo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mario Licio Azevedo and wife, Sharon Kaye Azevedo the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 98,171.89.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

2 4 8 8 8

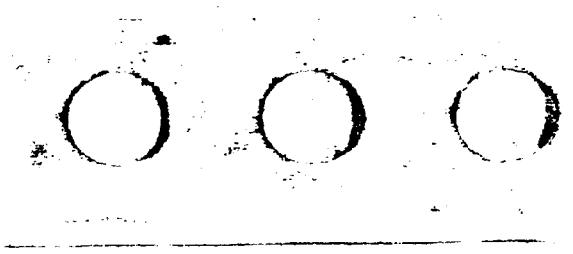
IDENTIF. TREFERENCE

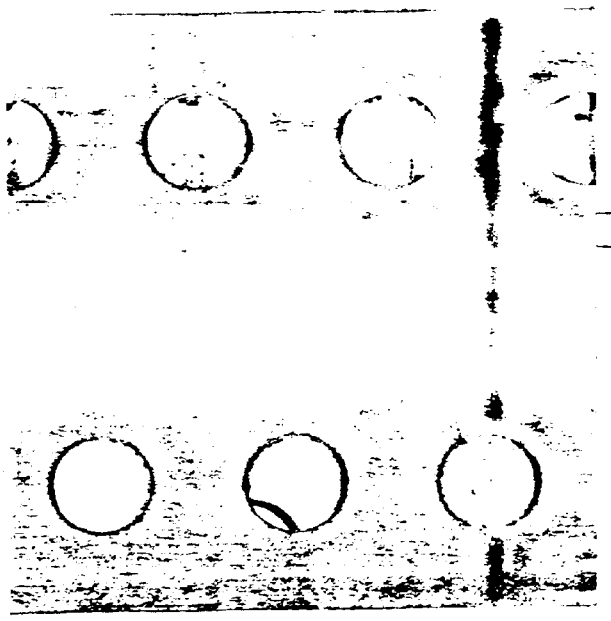
JUL 2 3 13 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2442 07/02 0101 03CHECK 372.34







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8668 PAGE 183

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 98171-89
CON TX 363.34
PRFEE 1.00
WDEED 8.00
TOTAL 372.34
CHECK 372.34

07/02/92 01 15:12 0001 2442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24888

IDENTIF. REFERENCE

JUL 2 3 13 PM '92

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547223