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

*File Box 24*

BOOK 8942 PAGE 610

ADDRESS NEW OWNER:
Julio Ortega and Irma Ortega
305 Aurora Avenue
Madison, Tennessee 37115

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
America's Mortgage Servicing, Inc.
P. O. Box 9411
Gaithersburg, Maryland 20898-6011

MAP AND PARCEL:
MAP 34-14
PARCEL 24
11D-29980

**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, Douglas A. Speer and wife, Lea Wendy Speer hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julio Ortega and wife, Irma Ortega, 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. 3 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Douglas A. Speer and wife, Lea Wendy Speer, by deed from Nancy Rogers, unmarried of record in Book 7828, Page 159, 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 America's Mortgage Servicing, Inc. of record in Book 7828, Page 162, 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).

This conveyance is subject to restrictions of record in Book 3405, Page 286, and such easements and setback lines of record in Plat Book 3300, Page 74, said Register's Office.

This is improved property known as 305 Aurora Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julio Ortega and wife, Irma Ortega, their heirs and assigns, forever; and we, Douglas A. Speer and wife, Lea Wendy Speer 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 5th day of May, 1993.

Douglas A. Speer

Lea Wendy Speer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas A. Speer and wife, Lea Wendy Speer 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 5th day of May, 1993.

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 $ 58,909.57.

AFFIANT

Subscribed and sworn to before me this 5th day of May, 1993.

NOTARY PUBLIC
My Commission Expires: 5/22/93

17653

IDENTIFICATION REFERENCE

MAY 10 8 20 AM '93

DAVIDSON COUNTY, TN

0891 05/10 0101 03CHECK 226.93



**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 |
|---|---|---|---|---|
| | | | CAMT | 58909.57 |
| | | | CON TX | 217.93 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 226.93 |
| | | | CHECK | 226.93 |
| 05/10/93 | 01 | 08:19 | 0001 | 0891 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

17653

IDENTIFICATION REFERENCE

MAY 10 8 20 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 649000