86222

IDENTIF. & REFERENCE

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

File Box 24

94 AUG 30 PM 2:35
3371 08/30/1994 03CHECK 243.59
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Joyce K. Sparks
305 Aurora Drive
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

BOOK 9450 PAGE 596

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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Julio Ortega and wife, Irma Ortega hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joyce K. Sparks, unmarried, hereinafter called the Grantee, her 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 Julio Ortega and wife, Irma Ortega, by deed from Douglas A. Speer and wife, Lea Wendy Speer of record in Book 8942, Page 610, 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 Americas 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 Deed of Trust payable to Douglas A. and Lea Wendy Speer securing their five (5) year liability on the first mortgage, of record in Book 8942, Page 613, said Register's Office.

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 Drive, 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 Joyce K. Sparks, unmarried, her heirs and assigns, forever; and we, Julio Ortega and wife, Irma Ortega do covenant with the said Grantee 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 Grantee, her 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 29th day of August, 1994.

Julio Ortega

Irma Ortega

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julio Ortega and wife, Irma Ortega 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 29th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

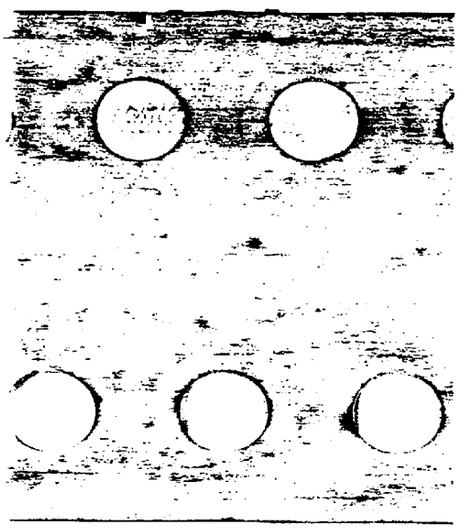
The actual value or consideration, whichever is greater, for this transfer is $ 63,402.73.

AFFIANT

Subscribed and sworn to before me this 29th day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

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



RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 598

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 63402.73
				CON TX 234.59
				PRFEE 1.00
				WDEED 8.00
				TOTAL 243.59
				CHECK 243.59
			08/30/94	01 14:34 0001 3391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86222
IDENTIF. & REFERENCE

94 AUG 30 PM 2:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829781