WARRANTY DEED

G-FHR-06-0882

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,600.00

Affiant

Subscribed and sworn to before me this 27th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-6-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maria Gaona	Axiom Financial Services (NAME)	
882 Reeves Road (ADDRESS)	10900 Stonelake Blvd #350 (ADDRESS)	148-16-96
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Austin TX 78759 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDY H. BINKLEY AND WIFE, VALINDA L. BINKLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIA GAONA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, HAZELWOOD, SECTION TWENTY-TWO, as shown on plat of record in Plat Book 6200, Page 909, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Randy H. Binkley and wife, Valinda L. Binkley by Warranty Deed from Robert S. Gregg, unmarried, recorded on the 1st day of April, 1997 in Deed Book 10397, Page 645, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 6200, Page 909; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 882 Reeves Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

Witness my/our hand(s) this 27th day of October, 2006.

Randy H. Binkley

Valinda L. Binkley

Davidson County DEEDWARR
Recvd: 10/31/06 11:22 2 pgs
Fees:13.00 Taxes:427.72
20061031-0134950

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy H. Binkley and Valinda L. Binkley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903