WARRANTY DEED

G-CBB-06-2557

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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 NUMBERS
Randy H. Binkley	HomeComings Financial, LLC	
2557 Treetop Drive (ADDRESS)	2101 Rexford, Suite 250W (NAME)	149-6-113
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (ADDRESS) (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 AMANDO D. FIDEL AND WIFE, MARIE JOY A. FIDEL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDY H. BINKLEY AND VALINDA L. BINKLEY, HUSBAND AND WIFE, 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 21, OAKWOOD SUBDIVISION, PHASE FIVE , as shown on plat of record in Plat Book 7900, Page 400, 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 Amando D. Fidel and wife, Marie Joy A. Fidel by Warranty Deed from Centex Real Estate Corporation, recorded on the 2nd day of June, 1993 in Deed Book 8967, Page 979, 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 Plat Book 7900, Page(s) 400, Book 7981, Page 478, Book 8038, Page 838, Book 8313, Page 17, Book 9237, Page 1, Book 9781, Page 987 and Book 10650, Page 785, Book 7954, Page 508, Book 7981, Page 474 and Book 8013, Page 624, Book 7715, Page 152, Book 6269, Page 197 and Book 6298, Page 582, Book 4411, Page 243; 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 2557 Treetop Drive, 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.

Amando D. Fidel

Marie Joy A. Fidel

Davidson County DEEDWARR
Recvd: 10/31/06 16:01 2 pgs
Fees:13.00 Taxes:678.95

20061031-0135300

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amando D. Fidel and Marie Joy A. Fidel, 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)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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