(7)

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT-08080600348**

# WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JANUARY 20, 2009

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$118,500.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of July, 2008.**

Veronica E. Victory
**Notary Public**

**MY COMMISSION EXPIRES: 1/20/09**

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **David Hernandez** | **New South Federal Savings Bank** | **150-11-0-183.00** |
| **401 New Overlook Court** | **213 Overlook Circle, Suite A4** | |
| **Antioch, TN 37013** | **Brentwood, TN 37027** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**James R. Binkley and wife, Kristina L. Binkley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David Hernandez and Estela M. Amaya-Gomez, Husband and Wife**

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:

Land in Davidson County, Tennessee, being Lot No. 576 on the Final P.U.D. Plan of Towne Village of the Country Section Four-A of record in Plat Book 6250, pages 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James R. Binkley and wife, Kristina L. Binkley, by Warranty Deed from Ralph Stevens, d/b/a Land Enterprises, dated 11-15-96 and recorded 11-18-96 in Book 10261, page 711, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **401 New Overlook 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 GRANTEES, their heirs and assigns forever, and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of July, 2008.

James R Binkley By Kristina L Binkley
**James R. Binkley**
**By: Kristina L. Binkley, Atty-in-Fact**

Davidson County DEEDWARR
Recvd: 07/08/08 09:16 2 pgs
Fees:13.00 Taxes:438.45
20080708-0070014

Kristina L Binkley
**Kristina L. Binkley**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristina L. Binkley the bargainor(s) 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 at Smyrna, Tennessee, this 3rd day of July, 2008.

Commission Expires: 1/20/09

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 20, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 3rd day of July, 2008, before me personally appeared Kristina L. Binkley to me known to be the person who executed the foregoing instrument in behalf of James R. Binkley as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said James R. Binkley

Witness my hand and official seal at Smyrna, Tennessee, this the 3rd day of July, 2008.

Commission Expires: 1/20/09

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JANUARY 20, 2009