RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Sherri R. Bond-Rucker and Timothy Rucker

GRANTEE(s)
VanGuard Investments, Inc.

Davidson County DEEDTRS
Recvd: 09/12/05 11:34 2 pgs
Fees:13.00 Taxes:335.96
20050912-0109288

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 10, 2000 and recorded March 22, 2000, as Instrument No. 200003220029183 in the Register's Office of Davidson County, Tennessee, Sherri R. Bond-Rucker, and Timothy Rucker conveyed to David R. Wilson, Williamson County, as Trustee for Chase Manhattan Mortgage Corporation, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **AARON SQUYRES** as Successor Trustee and **ANGELA MARTIN** as Co-Trustee by instrument of record recorded on August 1, 2005 as Instrument No. 200508010089656 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on August 24, 2005 at the GAYLORD ENTERTAINMENT CENTER, 501 BROADWAY in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to VanGuard Investments, Inc., at and for the sum of $90,800.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by VanGuard Investments, Inc. of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said VanGuard Investments, Inc., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 61 on the plan of Edge-O-Lake Subdivision, Section 18, of record in Book 4675 page 84 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Sherri R. Bond Rucker by deed being recorded simultaneously herewith. The said Sherri Bond Rucker and Sherri R. Bond Rucker are one and the same person. Timothy Rucker, husband of Sherri R. Bond Rucker joins in to convey his marital interest in said property.
>
> Commonly known as: 545 Owendale Drive, Antioch, Tennessee 37013
> Tax Parcel No.: 150-01-0-308.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto VanGuard Investments, Inc., and unto its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 1st day of September 2005.

Aaron Squyres, Successor Trustee
By Angela Martin, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Martin, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 1st day of September, 2005.

FELESIA L. BOOKER
NOTARY PUBLIC-STATE OF ARKANSAS
PULASKI COUNTY
My Commission Expires 5-1-2012

Felesia L. Booker
Notary Public

My Commission Expires: 5/1/12

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

VanGuard Investments, Inc.

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF KNOX

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, PAUL S. CHATTAWAY, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in KNOXVILLE, TN this 9th day of SEPTEMBER, 2005.

Notary Public

My Commission Expires: My commission expires July 13, 2009

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
VanGuard Investments, Inc.
322 Nancy Lynn Lane Suite 3
Knoxville, TN 37919

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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