	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$134,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of November, 2005. Notary Public My commission expires: 5/30/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edwin C. Neely	SAME	**150-01 308.00**
545 Owendale Drive		
Antioch, TN 37013		

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

VanGuard Investments, Inc.

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

Edwin C. Neely

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:

This is improved (_X_) Unimproved (____) property, known as **545 Owendale Drive, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 30th day of November, 2005.

VanGuard Investments, Inc.

By:
Its:

Davidson County DEEDWARR
Recvd: 12/08/05 11:45 2 pgs
Fees:13.00 Taxes:495.80

20051208-0147758

STATE OF TN
COUNTY OF Knox

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul S. Chattaway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **VanGuard Investments, Inc.**being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said President of **VanGuard Investments, Inc.**.

Witness my hand and official seal, at office in Knox County, TN, this **30th day of November, 2005.**

NOTARY PUBLIC
My commission expires July 13, 2009

My Commission Expires:_____

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 61, on the Edge-O-Lake Subdivision, Section 18, of record in Book 4675, Page 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to VanGuard Investments, Inc., by virtue of a Trustee's Deed dated September 1, 2005, from Aaron Squyres as Successor Trustee and Angela Martin as Co-Trustee, of record as Instrument No. 20050912-0109288, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Sherri Bond Rucker by virtue of a Warranty Deed dated March 10, 2000, from Joyce DeLaughter Peacock, of record as Instrument No. 20000322-0029182, said Register's Office.