**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Courtney Sawyers and Sparkle D. Sawyers a/k/a Sparkle Sawyers**

**GRANTEE(s)**
**Vanguard Investments, Inc.**

This Instrument Prepared By:
*Robert M. Wilson, Jr.*
***WILSON & ASSOCIATES, P.L.L.C.***
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 12/11/06 11:18 2 pgs
Fees:13.00 Taxes:464.35
20061211-0152515

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2005 and recorded May 6, 2005, as Instrument No. 20050506-0051577 in the Register's Office of Davidson County, Tennessee, Courtney Sawyers and Sparkle D. Sawyers a/k/a Sparkle Sawyers conveyed to Victor Hazelwood, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Ownit Mortgage Solutions, Inc. and Ownit Mortgage Solutions, Inc.'s successors and assigns, 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 **CRYSTANNA DUFFY** as Co-Trustee by instrument of record recorded on November 3, 2006 as Instrument No. 20061103-0136698 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 November 15, 2006 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 $125,500.00, 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:

> Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Cumberland Station at Wilson Camp Section Four of record in Instrument No. 20041018-0124620, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to Courtney Sawyers and husband, Sparkle Sawyers, by deed of record in Instrument No. 20050506-0051576.
>
> Commonly known as: 2108 Freeman Lane, Madison, Tennessee 37115.
>
> Tax Parcel No.: 53090B159

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 15th day of November, 2006.

Crystanna Duffy, 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, Crystanna Duffy, 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 15th day of November 2006.

Shellie R Chambers
Notary Public

My Commission Expires:

SHELLIE R. CHAMBERS
MY COMMISSION # 12347413
EXPIRES: April 5, 2016
Pulaski County

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 $125,500.00, 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 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 28th day of November, 2006.

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public

My Commission Expires: My commission expires July 13, 2009

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