**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Bonnie J. Mills and Terry L. Mills**

**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: 02/06/07 09:50 2 pgs
Fees:13.00 Taxes:284.90
20070206-0015277

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 8, 2004 and recorded October 19, 2004, as Instrument No. 20041019-0125248 in the Register's Office of Davidson County, Tennessee, Bonnie J. Mills and Terry L. Mills conveyed to E. Franklin Childress and Mary K. Alissandratos, as Trustee for CitiFinancial Mortgage Company, Inc., 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 **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on December 28, 2006 as Instrument No. 20061228-0159836 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 January 24, 2007 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 $77,000.00, 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:

ALL THAT CERAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN BOOK 8310, PAGE 375, ID#63.02-91, BEING KNOWN AND DESIGNATED AS LOT 157, SECTION 5, NAWAKWA HILLS POWWOW ADDITION, FILED IN PLAT BOOK 974, PAGE 26. THIS BEING THE SAME PROPERTY CONVEYED TO TERRY L. MILLS AND WIFE, BONNIE J. MILLS FROM COMMERCIAL FEDERAL MORTGAGE CORPORATION, BY DEED DATED 03/04/1991 AND RECORDED 03/15/1991 IN BOOK 8310 PAGE 375, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

Commonly known as: 1536 Ocoee Trail, Madison, Tennessee 37115.

Tax Parcel No.: 06302009100

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 24 day of Jan, 07.

Benjamin T. Jones, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF FAULKNER

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Benjamin T. Jones, 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 24 day of Jan, 07.

Notary Public

My Commission Expires: MISTY M. SOBANSKI NOTARY PUBLIC-STATE OF ARKANSAS FAULKNER COUNTY My Commission Expires 06-03-2015

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 $77,000.00, 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 30th day of January, 2007.

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, Suit 3
Knoxville, TN 37919