RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Valerie Dalton

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: 03/01/07 10:00 2 pgs
Fees:13.00 Taxes:503.48
20070301-0025209

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 7, 2006 and recorded April 13, 2006, as Instrument No. 20060413-0042660 in the Register's Office of Davidson County, Tennessee, Valerie Dalton conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for America's Wholesale Lender and America's Wholesale Lender'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 February 1, 2007 as Instrument No. 20070201-0013180 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 February 7, 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 $136,075.74, 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. 31 on the Plan of Weatherstone, as shown on plat of record in Instrument No. 20020926-0117440, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to James L. Sparkman, IV and Valerie D. Dalton, unmarried persons, by Warranty Deed from Jerry Butler Builders, LLC, dated 11-26-03 and recorded 12-1-03 in Instrument No. 20031201-0172375 and being further conveyed to Valerie D. Dalton, unmarried, by Quitclaim Deed from James L. Sparkman, IV, dated 9-12-05 and recorded 9-12-05 in Instrument No. 20050912-01094666, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Instrument No. 20020611-0071030 and 20031015-0152650; and all matters shown on plat of record in Instrument No. 20020926-0117440, in the Register's Office of Davidson County, Tennessee.
>
> Commonly known as: 3104 Weatherstone Cove West, Antioch, Tennessee 37013.
>
> Tax Parcel No.: 164120A031

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 9 day of feb, 2007.

Crystanna Duffy, Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF ~~PULASKI~~ Saline

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 9 day of feb, 2007.

Notary Public

Shannon L. Defoor
NOTARY PUBLIC
Saline County, Arkansas
My Commission Exp. 8-10-2011

My Commission Expires:

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 $136,075.74, 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 10th day of February, 2007.

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public

My commission expires July 13, 2009

My Commission Expires:

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