RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Erica Wells

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: 04/04/07 14:36 2 pgs
Fees:13.00 Taxes:518.93
20070404-0040535

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 31, 2005 and recorded February 3, 2005, as Instrument No. 20050203-0013025 in the Register's Office of Davidson County, Tennessee, Erica Wells conveyed to Buyers Title and Escrow, LLC, 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 **BENJAMIN T. JONES** as Co-Trustee by instrument of record recorded on March 12, 2007 as Instrument No. 20070312-0030024 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 March 21, 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 $70,750.00, 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 a portion of a Planned Unit Development being known as Unit #21 on the Plan, Sterling Wood, of Record in Book 6250, Page 648, Register's Office of Davidson County, Tennessee.
> BEING the same property conveyed to Grantors by Deed recorded simultaneously herewith in Instrument No. 200502030013024, Register's Office for said county.

Commonly known as: 121 Elizabeths Court, Antioch, Tennessee 37013.

Tax Parcel No.: 149020C02100C0

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.

Samuel S. High, 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, Samuel S. High, 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 27 day of Mar, 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 $140,251.00, 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 March, 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 Nacy Lynn Ln Suit #3~~ 322 Nancy Lynn Lane, Suite 3
Knoxville, TN 37919