Davidson County DEEDWARR
Recvd: 05/09/07 09:09 2 pgs
Fees:13.00 Taxes:406.63

20070509-0055577

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2007.

Notary Public
My commission expires: 5/22/2010

05-0704-63554

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Glenda J. Howard	1st Trust Bank For Savings	063-02-0 091.00
1536 Ocoee Trail	P.O. Box 17257	
Madison TN 37115	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vanguard Investments, Inc. a Tennessee Corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Glenda J. Howard, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 157, on the Plan of Nawakwa Hills Powwow Addition, Section No. 5, of record in Book 974, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vanguard Investments, Inc. by Trustee's Deed from Benjamin T. Jones, Co-Trustee, also known as B. Parrish as referenced in prior deed of record, dated 1/24/2007, recorded 2/6/2007, of record in Instrument No. 20070206-0015277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1536 Ocoee Trail, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 4th day of May, 2007.

Vanguard Investments, Inc.

BY:_____
Paul S. Chattaway, President

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Paul S. Chattaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President for Vanguard Investments, Inc. and that he/she is authorized by Vanguard Investments, Inc. to execute this instrument on its behalf as such President.

Witness my hand and seal at Knoxville, Tennessee, this 4th day of May, 2007.

_____
Notary Public at Large

My commission expires July 13, 2009

My commission expires:_____

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY