Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1250

Davidson County DEEDWARR
Recvd: 06/11/07 08:00 2 pgs
Fees:13.00 Taxes:709.66

20070611-0069240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of June 2007.

Notary Public

Commission Expiration: 9-22-07

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Sarah W. Greeninger
708 Millbridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
Suntrust Mortgage Inc.
901 Semmes Ave.
Richmond VA 23224

MAP/PARCEL:
137130A08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vanguard Investments, Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah W. Greeninger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 89 on the plan of Peansula Point, Section 1, a Planned Unit Development of record in Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan Weaver on 01/19/2005, by deed from Thomas W. Murphy and wife, Sharon C. Murphy, filed for record on 01/25/2005, in Instrument Number 20050125-0008962, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vanguard Investments on 02/26/2007, by deed from Shapiro & Kirsch, LLP as Substitute Trustee, filed for record on 03/01/2007, in Instrument Number 20070301-0025208, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **708 Millbridge Court Antioch, TN 37013**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 June, 2007.

Vanguard Investments, Inc.

BY: _____
Angie Davis

Investment Manager
Title

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Angie Davis, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Investment Manager of Vanguard Investments, Inc., the within named bargainor, a corporation, and that he/she as such ~~President~~ Investments Mgr., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Investment Manager

Witness my hand and official seal at office this 4 day of June, 2007.

_____
Notary Public

MALIA D. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LOUDON

Commission Expiration: February 13, 2011