RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jennie S. Honeycutt a/k/a Jennie Sue Honeycutt

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: 07/10/07 11:30 2 pgs
Fees:13.00 Taxes:388.50
20070710-0082109

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 12, 2006 and recorded September 13, 2006, as Instrument No. 20060913-0113275 in the Register's Office of Davidson County, Tennessee, Jennie S. Honeycutt a/k/a Jennie Sue Honeycutt conveyed to R McClintock, IV, as Trustee for Citifinancial Services, 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on May 29, 2007 as Instrument No. 20070529-0062940 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 June 20, 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 $105,000.00, 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 CERTAIN PARCEL OF LAND IN , DAVIDSON COUNTY, STATE OF TN. AS MORE FULLY DESCRIBED IN BOOK 2639 PAGE 125 ID# 04215 0099.00, BEING KNOWN AND DESIGNATEDAS LOT 36 PLAN OF BLAIR HEIGHTS, SEC. III RECORDED ON 1 07/12/1954, FILED IN BOOK2133 AT PAGE 104. BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE INSTALLMENT DEED FROM EDGAR M. RICHARDS and HELEN V RICHARDS HUSBAND AND WIFE TO ROYCE L. HONEYCUTT and JENNIE SUE HONEYCUTT . DATED 02/26/1957 RECORDED ON 02/27/1957 IN BOOK 2639 PAGE 125 IN DAVIDSON COUNTY RECORDS.
STATE OF TN. Parcel number: 04215009900.

Commonly known as: 109 Beverly Drive, Madison, Tennessee 37115.

Tax Parcel No.: 04215009900

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 20 day of June, 07.

Matthew Smith, 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, Matthew Smith, 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 20 day of June, 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 $105,000.00, 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 Tennessee

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, Tennessee this 29th day of June, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOVEMBER 26, 2007

MISSION EXPIRES NOVEMBER 26, 2007

HEATHER L. CRAWFORD
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TENN.

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