WARRANTY DEED

G-FT-07-1017

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marney M. Hardin	Countrywide Bank, FSB	
1017 Blue Mountain Lane (ADDRESS)	801 Crescent Center Dr., #510 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	135-14-A-272 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VANGUARD INVESTMENTS INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARNEY M. HARDIN, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 272, PHASE 5, PINNACLE POINT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 842, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND SAMUEL S. HIGH AS CO-TRUSTEE TO VANGUARD INVESTMENTS INC. AS RECORDED ON THE 4TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070404-0040534; WARRANTY DEED FROM T.F. HOMES, LLC TO EDDRA J. HAWKINS, UNMARRIED AS RECORDED ON THE 12TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060112-0004778 AND GENERAL WARRANTY DEED FROM CHICKERING DEVELOPMENT COMPANY, A TENNESSEE CORPORATION TO T.F. HOMES, LLC AS RECORDED ON THE 26TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030226-0025173, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 8250, PAGE 842; BOOK AM10890, PAGE 215; BOOK AM 11114, PAGE 958; BOOK 6405, PAGE 169; INSTRUMENT NUMBER 200105040046048; BOOK 7032, PAGE 730-777; BOOK 7065, PAGE 959; BOOK 10097, PAGE 39; BOOK 7067, PAGE 739; INSTRUMENT NUMBER 200105040046047; BOOK 6250, PAGE 92-94; BOOK 11201, PAGE 733; BOOK 11201, PAGE 757; AND BOOK 10752, PAGE 463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1017 Blue Mountain Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/08/07 10:50 2 pgs
Fees:13.00 Taxes:606.80
20070808-0094831

Witness my/our hand(s) this 3rd day of August, 2007.

Vanguard Investments Inc.

BY: _____

STATE OF Tennessee
COUNTY OF ~~Davidson~~ KNOX

On this the 3rd day of August, 2007, before me personally appeared Paul S. Chattaway, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of Vanguard Investments Inc., the within named bargainor, a corporation, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of August, 2007.

_____
Notary Public

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:

My commission expires July 13, 2009

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903