Name and Address of New Owner:

Theresa M. Ragland
121 Elizabeths Court
Antioch TN 37013

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/21/07 11:32 3 pgs
Fees:18.00 Taxes:377.40
20070821-0100038

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me on 08/16/07.

Notary Public

My Commission Expires: 5/23/2011

Map & Parcel No.
149-2-C-21 CO

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Vanguard Investments, Inc., (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Theresa M. Ragland, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as 121 Elizabeth Court, Antioch, TN 37013, Davidson County.

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 Erica Wells by deed from Sarah S. Nabors dated 01/31/05 and filed of record in Instrument No. 200502030013024, said Register's Office.

Being the same property conveyed Aaron L. Squyres as Successor Trustee and Benjamin T. Jones as Co-Trustee by deed from Title and Escrow, LLC as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Ownit Mortgage Sloutions, Inc. and Ownit Mortgage Solutions, Inc. successors and assigns dated 03/05/07 and filed of record in Instrument No. 200703120030024, said Register's Office.

Being same property conveyed to Vanguard Investments, Inc. by deed from Samuel S. High as Co-Trustee, dated 3/30/07 and filed of record in Instrument NO. 200704040040535, said Register's Office.

AUG/16/2007/THU 02:59 PM SOUTHEAST TITLE FAX No. 6152327211 P. 003

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 121 Elizabeths Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/16/07.

Vanguard Investments, Inc.

Paul S. Chattaway, President

Corporate Acknowledgment

The State of TN

County of KNOX

Before me, the undersigned, a Notary Public on this day personally appeared known to me (or proved to me on the oath of Paul S Chattaway*), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said ~~(here insert name of corporation)~~ a corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.** Vanguard Investments, Inc.
* as President

Given under my hand and seal of office, this 16th day of August, A.D. 2007

Notary Public, State of ~~Texas~~ TN

(PERSONALIZED SEAL)

ANGELA M. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Angela M. Davis

(Print name of Notary Public here)

My commission expires the 13th day of July, 2009

Certificate of Authenticity

I, Shelly M Bartlett, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bartlett who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrimore
State of Tennessee Notary Public
Davidson County