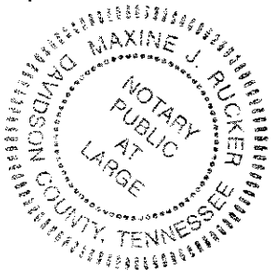
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Janel McAlister
Affiant

Subscribed and sworn to before me, this 31st day of August, 2007.

Mary J. Bucker
Notary Public
My commission expires: My Commission Expires March 20, 2008

02-0708-45684

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer Mobley 709 Adams Mill Court Nashville TN 37211	Vanguard M & T, Inc. 204 SE Stonemill Drive, Ste.280 Vancover, WA 98684	173-09-0-A 13.00 CO

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, Scott Stephens and Rebekah Stephens, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer I. Mobley, Single Woman, 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. 226, on the Plan of Section One, Lenox Village II, of record in Instrument No. 20030106-0001756, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Stephens and Rebekah Stephens, husband and wife by deed from Thomas Kavanagh and wife, Elizabeth Kavanagh, dated March 31, 2005, recorded April 7, 2005, of record in Instrument No. 20050407-0038427, 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 709 Adams Mill Court, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 09/17/07 08:09 2 pgs
Fees:13.00 Taxes:1054.50
20070917-0110572

WITNESS my hand this 31st day of August, 2007.

Scott Stephens

Rebekah Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Stephens and Rebekah Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of August, 2007.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires:
1/23/10

I, Janel McAlister, 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.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary publice for this county and state, Janel McAlister, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE