Davidson County DEEDWARR
Recvd: 02/04/08 14:12 2 pgs
Fees:13.00 Taxes:582.75

20080204-0011563

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2008.

Notary Public

My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allen Joyner Cecilia Joyner	Countrywide Bank, FSB	Map: 042-15-0
109 Beverly Drive	2021 N. Gallatin Rd., Ste. 280	Parcel: 099.00
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VANGUARD INVESTMENTS, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN JOYNER AND CECILIA JOYNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, 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 designated as Lot 36, Plan of Blair Heights, Section Three of record in Plat Book 2133, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Royce L. Honeycutt and wife, Jennie Sue Honeycutt, by Installment Deed from Edgar M. Richards and wife, Helen V. Richards, of record in Book 2639, Page 125, Register's Office for Davidson County, Tennessee., dated February 26, 1957.

Appointment of Successor Trustee appointing Aaron L. Squyers as Successor Trustee and Matthew Smith as Co-Trustee, of record in Instrument No. 20070529-0062940, Register's Office for Davidson County, Tennessee, dated September 12, 2006.

Further conveyed to Vanguard Investments, Inc. by Trustee's Deed from Aaron Squyers as Successor Trustee and Matthew Smith as Co-Trustee of record in Instrument No. 20070710-0082109, in the Register's Office for Davidson County, Tennessee, dated June 20, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 109 Beverly Drive, Madison, TN 37115.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of January, 2008.

VANGUARD INVESTMENTS, INC.

By: _____
Name: Angela M. Davis
Title: Investment Manager

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela M. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Investment Manager of Vanguard Investments, Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2008.

_____
Notary Public

My Commission Expires: 7-14-2010

STEPHANIE D. HATFIELD
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY