THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Trudy Harris and James Harris, wife and husband
1510 Huntington Drivep apt Q-4
Murfreesboro, Tennessee 37130

Send Tax Bills To:
Trudy and James Harris
3205 Country Hill Road
Antioch, Tn 37013

Map & Parcel Nos.:
150 02 0 493.00

Davidson County DEEDWARR
Recvd: 05/09/08 12:59 2 pg:
Fees:13.00 Taxes:497.65

20080509-0048276

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th **day of** April, 2008, by and between **Vanguard Investments, Inc.**, party of the first part, and **Trudy Harris and James Harris, wife and husband**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($134,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88, on the plat Section Four, Harbor Landing of record in Plat Book 6900, Page 879, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Vanguard Investments, Inc. from Samuel S. High, Co-Trustee, by deed dated June 27, 2007, of record in Instrument No. 20070710-0082107 in the records for Davidson County, TN.

Being the same property conveyed to Juanita Elizer, an unmarried woman, and Billy Anderson, an unmarried man, from Nancy A. Durben, a single woman, by deed dated September 15, 2005, of record in Instrument No. 20050920-0113065 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Vanguard Investments, Inc.

By Angela M. Davis, Investment Manager

STATE OF TENNESSEE, COUNTY OF Knox

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared * to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

* Angela M. Davis, Investment Manager

WITNESS my hand and Notarial Seal at office this 4 day of April, 2008.

My commission expires: 5/19/09

Elizabeth Derwort

Notary Public

ELIZABETH DERWORT STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$134,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Keri Duncan

Affiant

Subscribed and sworn to before me, this 4th day of April, 2008.

Leeza Oser

PROPERTY ADDRESS:
3205 Country Hill Road
Antioch, TN 37013

LEEZA OSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 22, 2008