McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Augustine Igbenu and wife, Esther Igbenu **309 Errol Lane** **Nashville, TN 37209**	New Owner	**091-05-0-A-019.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IBRAHIM JUSIC and wife, AZIZA JUSIC (F/K/A AZIZA KLJAJIC)**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **AUGUSTINE IGBENU and wife, ESTHER I. IGBENU**, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19, on the Plan of Second Revision, Sylvan Heights, Phase Two, of record in Plat Book 7900, Page 216, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for a more complete description.

Being the same property conveyed to Ibrahim Jusic and Aziza Kljajic, both unmarried, joint tenants with right of survivorship, from Terry S. Temple and wife, Rhonda A. Temple, by deed dated 04/18/2000 of record as Instrument No. 200004200039710.

Aziza Jusic and Aziza Kljajic are one and the same person.

This is improved property known as: **309 Errol Lane, Nashville, TN 37209**

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 and assigns forever; and we do covenant with the said GRANTEES 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;

1. 2008 Davidson County Property taxes which have been pro-rated and assumed by Grantee.
2. Restrictions and By-Laws of record in Book 7658, Page 400; Book 7888, Page 831; Book 8268, Page 626; and Book 8308, Page 122, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/08 13:13 2 pgs
Fees:13.00 Taxes:481.00

20080502-0045216

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30 day of April, 2008.

IBRAHIM JUSIC

AZIZA JUSIC
(F/K/A AZIZA KLJAJIC)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **IBRAHIM JUSIC and wife AZIZA JUSIC (F/K/A AZIZA KLJAJIC)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 30 day of April, 2008.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

AFFIANT

Subscribed and sworn to before me this 30 day of April, 2008.

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 14, 2009