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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

FIRSTBANK
Hyra Bryant, V.P.
Affiant

Subscribed and sworn to before me, this 1st day of October, 2008.

Helen S. Begarly
Notary Public
My commission expires: April 29, 2012

HELEN S. BEGARLY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-0809-46280

Address of New Owner:	Send Tax Bills to:	Tax Information
Adel A. Mankarious	Adel Mankarious	181-10-0-A-
	5161 Rice Rd. Apt. 250	127.00
7053 Oak Brook Terrace	Antioch, TN 37013	
Brentwood TN 37027		

SPECIAL 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, **First Bank, a Tennessee Banking Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adel A. Mankarious and wife, Mona Henen**, 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. 319, on the Plan of Autumn Oaks, Phase 3, of record in Plat Instrument No. 20031029-0159380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Classic Homes BOS, LP by deed from Autumn Oaks, LLC, dated August 30, 2004, recorded August 31, 2004, of record in Instrument No. 20040831-0104872, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to First Bank, a Tennessee banking corporation by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, dated August 4, 2008, recorded August 22, 2008, of record in Instrument No. 20080822-0086690, 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 7053 Oak Brook Terrace, Brentwood, TN 37027

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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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: 10/07/08 09:14 2 pg:
Fees:13.00 Taxes:133.20

20081007-0101606

WITNESS my hand this 1ST day of October, 2008.

First Bank, a Tennessee Banking Corporation

By: Myra S. Bryant

Its: Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Myra S. Bryant, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of First Bank, a Tennessee Banking Corporation, the within named bargainor, and that he is authorized by First Bank, a Tennessee Banking Corporation to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Franklin, TN, this 1st day of October, 2008.

Helen S. Begarly
Notary Public

HELEN S. BEGARLY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires April 29, 2012