Davidson County DEEDWARR
Recvd: 02/02/09 09:50 2 pgs
Fees:13.00 Taxes:551.30
20090202-0008527

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
File No. 02-0812-46353

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $ 149,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2009.

Notary Public

My commission expires: 7-18-2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Chucks Njoku 2817 Windcrest Trail Antioch TN 37013	SunTrust Mortgage 1001 Semmes Ave. Richmond, VA 23224	150-16-0-A-061.00

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, FirstBank, a Tennessee banking corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chucks Njoku and Jovita Irvene, Husband and Wife, 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. 44, on the Plan of Windhaven Shores, Section Two, of record in Instrument No. 20031210-0176853, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Classic Homes BOS LP by deed from Windhaven Shores, Inc., dated November 18, 2005, recorded November 21, 2005, of record in Instrument No. 20051121-0140347, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to FirstBank, a Tennessee banking corporation by Successor's Trustee's Deed from Charles S. Sanger, as Successor Trustee, dated August 4, 2008, recorded August 22, 2008, of record in Instrument No. 20080822-0086688, 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 2817 Windcrest Trail, Antioch, TN 37013

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.

WITNESS my hand this 29 day of January, 2009.

FirstBank, a Tennessee banking corporation,

By: _____

Its: Vice-President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joey Allison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of FirstBank, a Tennessee banking corporation, _____, the within named bargainor, and that he is authorized by FirstBank, a Tennessee banking corporation, to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 29th day of January, 2009.

Helen S. Begarly
Notary Public

My Commission expires April 29, 2012

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