THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Caroline Chappell Pace Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2009 Notary Public MY COMMISSION EXPIRES: 11-14-09 (AFFIX SEAL)

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

JANICE H. COLLINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cyril O. Ajagu	Cyril O. Ajagu	MAP 176-05-C
4724 Rockland Trail	1908 Streamfield Ct.	PARCEL 21.00CO
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **American Security Bank & Trust Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cyril O. Ajagu, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 21 on the Final Plat of Waterbrooke, of record in Instrument 200509140110516, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to American Security Bank & Trust Company by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee of record in Instrument No. 200806250065276, said Register's Office, dated June 12, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4724 Rockland 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 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; 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. 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 the 24th day of March, 2009.

American Security Bank & Trust Company

BY: G. Richard Bobo

ITS: Senior Vice Pres.

BILL GARRETT, Davidson County
Trans:T20090020481 DEEDWARR
Recvd: 03/30/09 08:14 2 pgs
Fees:13.00 Taxes:555.00
20090330-0027962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared C. Richard Baker with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SVP/CCO of the maker, **American Security Bank & Trust Company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 24th day of March, 2009.

Sandra D. Jackson
Notary Public

My Commission expires _____

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012