SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120019381 DEEDWARRSP
Recvd: 03/16/12 15:08 2 pgs
Fees:13.00 Taxes:431.05
20120316-0022837

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $116,500.00.

Subscribed and sworn to before me this 15th day of March, 2012.

Notary Public

My Commission Expires: November 7, 2012

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sanjiv B. Gokhale Hemalatha S. Gokhale 305 N. Wilson Blvd. Nashville, TN 37205	091-16-0-324.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, successor by merger to GreenBank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Sanjiv B. Gokhale and wife Hemalatha S. Gokhale (herein referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 7 of Block 20, on the plan of Charlotte Park Co's. Second Addition of record in Book 57, pages 160 & 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20110711-0052750, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien

or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2012 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 15th day of March, 2012.

GRANTOR:

CAPITAL BANK, N.A.

By:_____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 15th day of March, 2012.

_____
NOTARY PUBLIC

ANN M. VANDERHOOF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires December 22, 2013

My Commission Expires:_____