LL# 9138-11A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $108,200.00.

Janice Singleton

Subscribed and sworn to before me, this the 30th day of March, 2012.

Theresa J. Wiggington
Notary Public

My Commission Expires: 2-3-2013

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARRSP
Recvd: 04/03/12 10:42 5 pgs
Fees:28.00 Taxes:400.34
20120403-0028057

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:
Williams Capital Investments, LLC 2568 Salem Road Montevallo, AL 35115	072-15-0-331.00 (Parcel I) 072-15-0-029.00 (Parcel II) 072-11-0-330.00 (Parcel III) 072-11-0-028.00 (Parcel IV)	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, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Williams Capital Investments, LLC, an Alabama limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, to-wit:

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 11-B of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20120208-0011228, said Register's Office.

The street address of the property is believed to be 2619-A Pennington Avenue, Nashville, Davidson County, Tennessee, 37216, but such address is not part of the legal description of the property.

Parcel II

Land in Davidson County, Tennessee, being Lot No. 11-A of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20120208-0011229, said Register's Office.

The street address of the property is believed to be 2619-B Pennington Avenue, Nashville, Davidson County, Tennessee, 37216, but such address is not part of the legal description of the property.

Parcel III

Land in Davidson County, Tennessee, being Lot No. 12B of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20120208-0011230, said Register's Office.

The street address of the property is believed to be 2619-C Pennington Avenue, Nashville, Davidson County, Tennessee, 37216, but such address is not part of the legal description of the property.

Parcel IV

Land in Davidson County, Tennessee, being Lot No. 12A of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20120208-0011231, said Register's Office.

The street address of the property is believed to be 2619-D Pennington Avenue, Nashville, Davidson County, Tennessee, 37216, but such address is not part of the legal description of the property.

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, its successors and assigns, 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, its successors and assigns, 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 30th 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 30th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 12/20/15

NICHOLE L. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

