SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120029097 DEEDWARRSP
Recvd: 04/20/12 16:11 3 pgs
Fees:18.00 Taxes:129.50

20120420-0034057

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $35,000.00.

Subscribed and sworn to before me, this the 13th day of April, 2012.

Notary Public

My Commission Expires: 11/30/14

LUCINDA CARTER STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

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:
William J. Shaw III Margaret C. Shaw 1011 FM 5 South Aledo, TX 76008	072-11-0-501.00 (Parcel I) 072-11-0-314.00 (Parcel II)	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 William J. Shaw III and wife Margaret C. Shaw (herein referred to as "Grantee"), their heirs and representatives, 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. 16-B Zone Lot Division of Lot 16 on the Plan of W. A. & R. R. Maxey Subdivision of record in Book 6250, page 624, 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. 20120208-0011232, said Register's Office.

The street address of the property is believed to be 2155 Rock City Street, 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. 16-A Zone Lot Division of Lot 16 on the Plan of W. A. & R. R. Maxey Subdivision of record in Book 6250, page 624, 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. 20120208-0011233, said Register's Office. And Amended and Restated Trustee's Deed in Instrument No. 20120416-0032467

The street address of the property is believed to be 2157 Rock City Street, 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, 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 13th day of April, 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 13th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 12/20/15

NICHOLE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY