BILL GARRETT, Davidson County
Trans:T20120035030 DEEDWARRSP
Recvd: 05/11/12 13:44 3 pgs
Fees:18.00 Taxes:255.30

20120511-0041090

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $69,000.00

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 11th day of May, 2012.

Notary Public

My Commission Expires: 5-5-2015

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:
IRA Innovations, Inc. fbo Clyde David Logsdon IRA IRA Innovations, Inc. fbo Nathan Logsdon IRA 5184 Caldwell Mill Rd., Suite 204-303 Birmingham, AL 35244	072-10-0-049.00	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, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto IRA Innovations, Inc. f/b/o Clyde David Logsdon IRA, an 80% undivided interest, and IRA Innovations, Inc. f/b/o Nathan Logsdon IRA, a 20% undivided interest (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot Nos. 4 and 5 on the Preliminary Plat of the Subdivision of Lot Nos. 25, 26, 27 28 and 29 on the Plan of Keller's Subdivision of the Maxey House Place, as of record in Book 421, Page 86, Register's Office for said County, and a tract of 6 acres and 158 poles not of record. described according to a survey made by Anderson & Gee, Surveyors, April 1946, as follows:

Beginning on the northerly margin of Lincoln Avenue. being the southeast corner of the property conveyed to Charles W. Mills by deed from Gordon Haliburton and wife, of record in Book 1554, Page 213, said Register's Office, being the corner of Lot Nos. 5 and 6; thence with the line between said two lots northwardly 200.4 feet to the southeast corner of Lots No. 7; thence with the southerly line of Lots Nos. 8 and 9 eastwardly 100 feet to the northwest corner of Lot No. 3; thence with the line between said Lots Nos. 3

and 4 southwardly 200.4 feet to the northerly margin of Litton Avenue, thence with same westwardly 100 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is all that property conveyed In Instrument No. 20061108-0139139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GreenBank, successor to Cumberland Bank by Trustee's Deed of record in Instrument Number 20110322-0022358, Register's Office of Davidson County, Tennessee. Capital Bank, N.A. is the successor by merger to GreenBank.

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, his/her/their heirs and representatives/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, his/her/their heirs and representatives/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 11th day of May, 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 11th day of May, 2012.

NOTARY PUBLIC

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

My Commission Expires:_____

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