SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040173 DEEDWARRSP
Recvd: 06/01/12 09:12 2 pgs
Fees:13.00 Taxes:1739.00
20120601-0047443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $470,000.00.

Subscribed and sworn to before me, this the 31st day of May, 2012.

Notary Public

My Commission Expires: _____

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

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:**
Richland South, LLC 409 Hope Avenue Franklin, TN 37067	092-11-0-279.00	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., successor by merger to GreenBank, successor to Cumberland Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Richland South, LLC, a Tennessee limited liability company (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:

Land in Davidson County, Tennessee, being part of Block No. 10, Division "B" on the Murphy Land Company's plan of lots as of record in Book 161, page 126, Register's Office for said County, and shown as Lot no. 140 on an unrecorded plan subdivising said block into small lots. Said Lot No. 140 fronts 50 feet on the easterly side of 22nd Avenue, North, formerly Felder Avenue and extends back between parallel lines, 168 feet to an alley, the southerline of said lot being parallel with and 156 feet north from the northerly margin of Murphy Avenue.

Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 201100812-0062312, 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, 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 31st day of May, 2012.

GRANTOR:

CAPITAL BANK, N.A.

By:_____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

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 31st day of May, 2012.

Lisa Futrell
NOTARY PUBLIC

My Commission Expires: 4-19-13

LISA FUTRELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY