BILL GARRETT, Davidson County
Trans:T20120062090 DEEDWARRSP
Recvd: 08/20/12 14:47 3 pgs
Fees:18.00 Taxes:1213.60
20120820-0074622

SPECIAL WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $328,000.00.

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

Notary Public

My Commission Expires: _____

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:
George N. Spiva 910 Wedgewood Avenue Nashville, TN 37203	105-09-0-348.00	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., a Tennessee chartered commercial bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto George N. Spiva (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

TRACT I

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 22, on the Map of Waverly Place, of record in Plat book 57, page 95, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT II

Land located in the Nashville, Davidson County, Tennessee on the northerly margin of Wedgewood Avenue, 100 feet more or less east of Hillside Avenue, said land being part of Lot 22, Map of Waverly Place (Book 57, page 95 R.O.D.C., TN.) and being an approximately 20 foot more or less by 220 foot more or less strip of land between the easterly deed lines of the Geraldine H. Overton land (Book 4326, page 471 R.O.D.C., TN.)

and the westerly deed line of the Wedgewood Investments, LLC Land (Instrument #20031005-0162290 R.O.D.C., TN.) described according to a mortgage loan inspection dated 5/15/07 by Campbell, McRae & Associates Surveying, Inc., (John Hood TN. R.L.S. #1838) as follows:

Commending at a point at the northeast right-of-way intersection of Wedgewood Avenue (80 foot wide R.O.W.) and Hillside Avenue (60 foot wide R.O.W.), said point being the original southwest corner of Lot 22, Map of Waverly Place (Book 57, page 95 R.O.D.C., TN.); thence easterly with the northerly margin of said Wedgewood Avenue 100 feet more or less to the southeast corner of the Geraldine H. Overton land (Book 4326, page 471 R.O.D.C., TN.), the true point of beginning for the herein described land; thence leaving said Wedgewood Avenue with said Overton northerly 150 feet more or less to said Overton's northeast corner and the southeast corner of the Jeffrey Corle land (Instrument 20060623-0075418 R.O.D.C., TN.); thence northerly along said Corle's easterly line 70 feet more or less to a point in the southerly line of the Katherine J. Griffith land (Book 11223, page 300 R.O.D.C., TN.); thence with said Griffith's southerly line, which is the southerly line of Lot 23 of said Waverly Place, easterly 20 feet more or less to the northwest corner of the Wedgewood Investments, LLC land (Instrument #20060623-0075418 R.O.D.C., TN.) land, thence southerly with the westerly line of said Wedgewood Investments land 220 feet more or less to the northerly margin of said Wedgewood Avenue; thence with said northerly margin westerly 20 feet more or less to the point of beginning.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument 20120625-0055625, said Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 910 Wedgewood Avenue, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

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 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.

WITNESS this the 15 day of August, 2012.

GRANTOR:

CAPITAL BANK, N.A.

By: _____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

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 15 day of August, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12/23/14

