Davidson County	DEEDWARRSP
Recvd: 08/22/12 10:05	4 pgs
Fees:23.00 Taxes:1535.50	
20120822-0075334	

SPECIAL WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $415,000.00.

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

Angela G. Batson
Notary Public

My Commission Expires: 1-6-2014

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:**
Dr. Churku Mohan Reddy Dr. N.S. Babu 9005 Heritage Dr. Brentwood TN 37027	128-00-0-038.00	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 national banking association, successor by merger to GreenBank, 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 a 50% interest with right of survivorship unto Dr. Churku Mohan Reddy and wife, Rama C. Reddy, and a 50% interest unto** Dr. N.S. Babu and wife Radha Babu Reddy (individually and collectively herein referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

** Both with right of survivorship

LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY ALLEY AND BROWN, ENGINEERS, NOVEMBER 27, 1968, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE RIGHT-OF-WAY OF HICKS ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE HANNIE MAIE SMITH PROPERTY OF RECORD IN BOOK 2270, PAGE 169, REGISTER'S OFFICE FOR SAID COUNTY; THENCE RUNNING WITH A CURVE TO THE LEFT HAVING A RADIUS OF 597.97 FEET, 19.80 FEET TO AN IRON PIN; THENCE NORTH 3°10' EAST 167.60 FEET TO AN IRON PIN; THENCE NORTH 83°50' WEST 132.00 FEET TO AN IRON PIN; THENCE SOUTH 3°10' WEST 169.40 FEET TO AN IRON PIN; THENCE WITH THE RIGHT-OF-WAY OF HICKS ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 611.63

34°50' WEST 589.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 979.95 FEET, 232.64 FEET TO A POINT; THENCE NORTH 41°34' EAST 20.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 999.95 FEET, 85.45 FEET TO A POINT; THENCE NORTH 53°20' WEST 63.90 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 591.63 FEET, 50.65 FEET TO A POINT; THENCE SOUTH 41°35' WEST 5.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 596.63 FEET, 93.72 FEET TO A POINT; THENCE NORTH 28°41' WEST 115.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 15°13' EAST 577.08 FEET TO A CONCRETE MONUMENT; THENCE ALONG AN EXISTING FENCE LINE, SOUTH 63°03' EAST 364.04 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID EXISTING FENCE LINE, SOUTH 83°08' EAST 726.00 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID EXISTING FENCE LINE, NORTH 89°38' EAST 246.02 FEET TO A CONCRETE MONUMENT AND CORNER POST; THENCE CONTINUING ALONG AN EXISTING FENCE LINE, SOUTH 3°10' WEST 1,544.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36.256 ACRES, MORE OR LESS.

Being the same property conveyed to Capital Bank, N.A., by Trustee's Deed of record in Instrument No. 20111128-0092436, 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, 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 claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

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 heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 15th 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 15th day of August, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12/23/14

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Kim Hollingshead *, 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.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Basson

Notary's Signature

My Commission Expires: 1-6-2014 .

(Notary's Seal (if on paper)

ANGELA G. BASSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014