Davidson County DEEDWARR
Recvd: 01/27/09 15:48 5 pgs
Fees:28.00 Taxes:188.33

20090127-0007211

Return to and this document prepared by:
Countrywide
c/o Richmond Title Services
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #3009618

PICK-UP

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of January, 2009, by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington DC 20420, hereinafter referred to as "Grantor", and Grissom Group, LLC, hereinafter referred to as "Grantee",

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor has bargained and sold and by these presents does hereby transfer and convey unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Madison, County of Davidson, State of Tennessee and being more particularly described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of 119 Vandiver Drive

Map 042-12, Parcel No.: 048.00

Being the same property of record in Document No. 20071024-0125572 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Notwithstanding any other provision of this Deed, Grantee agrees that based upon Grantee=s independent evaluation of the Property, Grantee is purchasing the Property strictly on as **AAS IS, WHERE IS@** basis, **AWITH ANY AND ALL FAULTS.@ GRANTOR MAKES NO REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, NOR IS ANY EMPLOYEE OR AGENT OF GRANTOR AUTHORIZED TO MAKE ANY REPRESENTATION OR WARRANTY AS TO THE QUALITY OR CONDITION OF THE PROPERTY, MERCHANTABILITY, PHYSICAL CONDITION, OPERATION, ABSENCE OF LATENT DEFECTS, COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY, AND THE ENVIRONMENT), OF THE SUITABILITY OR FITNESS OF THE PROPERTY FOR ANY USE WHATSOEVER, KNOWN OR UNKNOWN TO GRANTOR, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. IN NO EVENT SHALL GRANTOR BE RESPONSIBLE OR LIABLE FOR DEFECTS OR FAULTS, IF ANY, IN THE PROPERTY, OR FOR REMEDYING OR REPAIRING THE SAME INCLUDING, WITHOUT LIMITATION, DEFECTS RELATED TO ASBESTOS OR ASBESTOS CONTAINING MATERIALS, UNDERGROUND STORAGE TANKS OR HAZARDOUS OR TOXIC MATERIALS, CHEMICALS OR WASTE. BY ACCEPTING THIS DEED, GRANTEE WARRANTS THAT GRANTEE HAS FULLY INSPECTED THE PROPERTY AND IS FULL SATISFIED WITH SAME IN ALL RESPECTS AAS-IS, WHERE IS, WITH ANY AND ALL FAULTS @ TO THE EXTENT APPLICABLE AND PERMITTED BY LAW (AND WITHOUT ADMITTING SUCH APPLICABILITY).**

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Secretary of Veterans Affairs, An officer of the United States of America

By: Brad Thompson

Its: Brad Thompson, Assistant Secretary

Countrywide Pursuant to a delegation of authority contained

In 38 C.F.R. § 36.4342(f)

STATE OF Texas

COUNTY OF Collin

On this date, before me personally appeared Brad Thompson, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veteran Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 22nd day of January, 2009.

Notary Public (Notarial Seal)

Wanda Parmer

Printed Name

My Commission Number: _____

My Commission Expires: _____



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 50,900.00.

Carmen Coats

Affiant

Subscribed and sworn to before me this the 27th day of January, 2009.

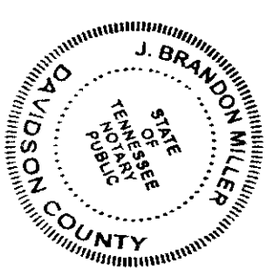
J. Brandon Miller (seal)

Notary Public Signature

J. Brandon Miller

Printed Name

My commission expires: 11-22-2010



Grantor's Name, Address, phone:
Department of Veterans Affairs
Washington, DC 20420

Grantee's Name, Address, phone:
GRISSOM GROUP, LLC
P.O. Box 41458
NASHVILLE, TN 37204
SEND TAX STATEMENTS TO GRANTEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 25 of Block "A" on an unrecorded plan of Myatt-Eagan Subdivision, said plan being a part of the Anderson Estates, of record in Book 1130, page 37, Register's Office for said County, and said lot of said unrecorded plan being described according to a survey made by Harvey Gee, Surveyor, dated August 1947, as follows:

Beginning at a point in the westerly side of Vandiver Drive, said point being the common corner of Lot Nos. 25 and 26, and said point being located 681.4 feet North of a monument at the Northwest corner of Old Hickory Boulevard and Vandiver Drive; thence westerly with the dividing line between Lot Nos. 25 and 26, 127.2 feet to a point said point being the common corner of Lot Nos. 25, 26, 16 and 17; thence, northerly with the dividing line between Lot Nos. 26 and 17, 51.2 feet to a point, said point being the common corner of Lot Nos. 17, 18, 24 and 25; thence, easterly with the dividing line between Lot Nos. 24 and 25, 115.2 feet to a point on the westerly margin of Vandiver Drive; thence, southerly with the westerly margin of Vandiver Drive, 50 feet to the point of beginning.

Being the same property conveyed to The Secretary of Veterans Affairs by Trustee's Deed from Billy Glass, Co-Trustee of record in Instrument 200710240125572, said Register's Office, dated October 17, 2007. And being the same property conveyed to Oliver Phillip Blakeslee, a single person by deed from Gordon Hollis Wilkerson and wife Tammy Renee Wilkerson of record in Instrument 200005080046488, said Register's Office, dated May 3, 2000.