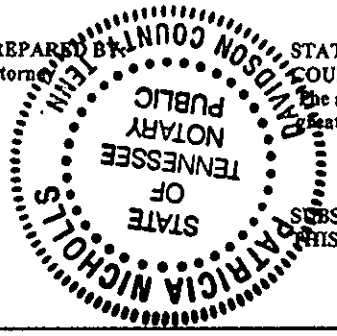
THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for the transfer is $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2012.

Notary Public
My Commission Expires: 8/23/16

FROM:	TO:
The Secretary of Veterans Affairs	Kudzu Real Estate, Inc.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Kudzu Real Estate, Inc. 203 Point East Dr. Nashville, TN 37216	NEW OWNER	PARCEL ID # 07205008800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Secretary of Veterans Affairs, an Office of the United State of America, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Kudzu Real Estate, Inc., hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 4 on the Plan of Revision of Part Casper Zopfi's Land, on record in Plat Book 2083, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to the Secretary of Veterans Affairs, an Officer of the United States of America by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument 20120309-0020557, dated February 29, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 42; and (3) Sewer Easement of record in Book 4236, Page 801, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 916 Thomas Ave., Nashville, TN 37216

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

BILL GARRETT, Davidson County
Trans:T20120098468 DEEDWARRSP
Recvd: 12/26/12 13:12 2 pgs
Fees:13.00 Taxes:74.00
20121226-0118706

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 20th day of December, 2012.

GRANTOR -
The Secretary of Veterans Affairs,
An Officer of the United States of America by the
Secretary's duly authorized property Management
Contractor, Vender Resource Management, pursuant to
a delegation of authority found at 38 C.F.R. 36(f)
By: Diana Hawley

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Diana Hawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves, to be the AVP of Vendor Resource Mgmt, the within named bargainer(s) and that he/she/they as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said Diana Hawley as such AVP.

Witness my hand and official seal this 20th day of December, 2012

My Commission Expires: _____

NOTARY PUBLIC

LISA G. KELLEY
Notary Public, State of Texas
My Commission Expires
July 26, 2016