STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Subscribed and sworn to before me this 24 day of September, 2008.

My Commission Expires: 01.08.2012

Affiant

Bob Suhre
Assistant Vice President

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Notary Public

Davidson County DEEDWARR
Recvd: 10/07/08 10:07 2 pgs
Fees:13.00 Taxes:1073.00
20081007-0101661

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
YAN SU and XIAOMIN(FU 1224 BANBURY ROW BRENTWOOD, TN 37027 MAP & PARCEL NO. 172-9A-177 CO	Delmar Financial Company 1030 Woodcrest Terrace Drive St. Louis, MO 63141

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

YAN SU and XIAOMIN FU,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Banbury Crossing, Section 5A, of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee by Trustee's Deed from Aaron Squyres as Successor Trustee and Billy Glass as Co-Trustee, dated January 30, 2008, and filed of record on February 20, 2008, in Instrument No. 20080220-0016314, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1224 BANBURY ROW, BRENTWOOD, TN 37027*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES 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 GRANTEES,

THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* 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.

WITNESS OUR HANDS THIS 24 DAY OF SEPTEMBER, 2008.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee

By: JP Morgan Chase Bank

by: Bob Suhre
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob Suhre, who, upon oath, acknowledged him/herself to be the AVP of JP Morgan Chase Bank, NA, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JP Morgan Chase Bank, NA executed the within instrument for the purposes therein contained and who further acknowledged that JP Morgan Chase Bank NA is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office on this the 24 day of September, 2008.

My Commission Expires: 01.08.2012

TERI A. WEBERLING
Notary Public, State of Texas
My Commission Expires
January 08, 2012

Notary Public

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SPECIAL WARRANTY DEED

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