BILL GARRETT, Davidson County
Trans:T20090056778 DEEDWARR
Recvd: 08/19/09 12:39 4 pgs
Fees:23.00 Taxes:2904.50
20090819-0078117

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: NSR-090500326S
615 503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jian Huang and Susie Lin	SEND TAX BILL TO: Jian Huang and Susie Lin	MAP/PARCEL NUMBERS: 116-12:153.00
(Name) 1809 Graybar Lane	(Name) Same as	
(Address) Nashville, TN	(Address) New Owner	
(City) (State) (Zip) 37215	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Suntrust Mortgage, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Jian Huang and Susie Lin, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 3905 Wallace Lane, Nashville, TN, 37215, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the June 19, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Suntrust Mortgage, Inc.

BY: _____

NAME: Rebecca W. Shaw

ITS: Vice President

State of VA
County of ~~of~~ City of Richmond

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rebecca W. Shaw, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of Suntrust Mortgage Inc. (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office in Richmond VA, this June 19 2009

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

_____
Notary Public
My Commission Expires: July 31, 2012

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

_____
Affiant

Subscribed and sworn to before me this June 30, 2009

_____
Notary Public

My Commission Expires: 12-1-2012

CAROL W. HART
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

RE: 3905 Wallace Lane, Nashville, TN 37215

EXHIBIT "A"

Lot No. 3 on the plat of Wallace Lane Crossing of record in Instrument Number 20040527-0062304, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to SunTrust Mortgage, Inc, its successors and assigns, by Substitute Trustee's Deed from Nationwide Trustee Services, Inc, recorded 6/30/2008, Instrument No. 20080630-0066973

RE: 3905 Wallace Lane, Nashville, TN 37215

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 3905 Wallace Lane, Nashville, TN 37215