Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V7000-2199
0076721521

BILL GARRETT, Davidson County
Trans:T20090085819 DEEDWARRSP
Recvd: 12/21/09 14:52 3 pgs
Fees:18.00 Taxes:1065.60
20091221-0116089

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 30th day of October, 2009, by Wells Fargo Bank, N.A..

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Zhaohua Ding, Grantee, the following land in Davidson County, Tennessee:

Being Lot No. 3, as shown on the plan of Phase One Summit Oaks, a Planned Unit Development, of record in Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank N.A. by Trustee's Deed filed July 15, 2009 as Instrument No. 20090715-0066060 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 409 Summit Oaks Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor.

Wells Fargo Bank, N.A.

BY: _____

ITS: AMY DUFFY Vice President Loan Documentation

Acknowledgment

State of Iowa

County of Polk)ss.

* Vice President Loan Documentation

On this day before me, a Notary Public, personally appeared Amy Duffy **, to me personally well-known, who acknowledged that he/she is the** VP * **, of Wells Fargo Bank, N.A., a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 30 **day of** October **, 2009.**

_____

Notary Public

My commission expires:

3/19/11

(Seal)

KRISTEN BREMER
Commission Number 751866
My Commission Expires
March 19, 2011

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

State of TENNESSEE

)ss.

County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $ 288,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Rebecca L Gaubert

Grantee or Agent of Grantee

Subscribed and sworn to before me this 7 **day of** December, 2009.

Notary Public

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

7/5/11

(Seal)

Property owner and party responsible for payment of taxes:
Zhaohua Ding
409 Summit Oaks
Nashville TN 37221

Parcel #128-16-0B-003.00

Return to:
Associates Closing & Title
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211