Prepared By and Return to:
McCalla Raymer, LLC.
6363 Poplar Avenue, Suite 440
Memphis, TN 38119

BILL GARRETT, Davidson County
Trans: T20100018985 DEEDWARRSP
Recvd: 04/01/10 09:44 4 pgs
Fees:23.00 Taxes:1073.00
20100401-0024314

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| Nanjun Wu and Huijuan Li<br>(Name) | Nanjun Wu and Huijuan Li<br>(Name) | |
| 6017 BRENTWOOD CHASE DR.<br>(Address) | SAME<br>(Address) | |
| BRENTWOOD, TN 37027<br>(City) (State) (Zip) | (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, Aurora Loan Services LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Nanjun Wu and Huijuan Li, the Grantee(s) herein, their successors, heirs and assigns, that certain

Improved unimproved real estate located at 6017 Brentwood Chase Dr, Brentwood, 37027, in Williamson, TN, 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.

Witness our hand as of the 16 day of MARCH, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Aurora Loan Services LLC, by First American REO Servicing, a division of First American Default Information Services, LLC, its attorney-in-fact

By: _____ (Seal)

Its: Jason Bobzin Portfolio Manager

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Bobzin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Portfolio Manager (title) for First American REO Servicing, a division of First American Default Information Services, LLC, its attorney-in-fact for Aurora Loan Services, LLC, to execute this instrument on its behalf.

Witness my hand and seal this 16 day of March, 2010.

Shannon L. Weiser
Notary Public at Large

My commission expires: 03/15/2014

SHANNON L. WEISER NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 03/15/2014

State of _____

County of _____

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

_____
AFFIANT

Subscribed and sworn to before me this _____ day of _____

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 290,000.00
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 20 10
_____
Deputy Register

Exhibit "A"

Property commonly known as: 6017 Brentwood Chase, Brentwood, TN 37027 County of Davidson
A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:
Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Revision One, Section One,
Brentwood Chase of record in Book 9700, Pages 936-941, Register's Office for Davidson County,
Tennessee, to which plan reference is hereby made for a more complete legal description.
Being the same property conveyed to Triet V. Truong and wife, Mai Le by deed from Reba A. Hanson and
husband, Stanley L. McCluskey as tenants by the entireties dated 07/25/2006 and filed of record as
Instrument No. 20060807-0096479, said Register's Office.
The said Triet V. Truong and Triet Van Truong are one and the same person.

# 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 the 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.