BILL GARRETT, Davidson County
Trans:T20100027396 DEEDWARRSP
Recvd: 05/07/10 08:36 2 pgs
Fees:13.00 Taxes:925.00
20100507-0034869

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Hengyi Gu	WR Starkey Mtg	MAP 180-04-A
912 Century Oak Drive	5055 W Park Blvd	PARCEL 103.00 CO
Nashville, TN 37211	Plano TX 75093	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Hengyi Gu and wife, Liying Fan** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Two, Highland Creek, as of record in Instrument No. 200304240055118 and corrected by Surveyor's Certificate of Correction in Instrument No. 200503100026513, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument No. 200912170115017, Registers office for Davidson County, Tennessee, dated December 16, 2009. And being part of the same property conveyed to H & B Builders, LLC by Quitclaim Deed from Grand Developers, LLC of record in Instrument No. 200905180045325, Registers office for Davidson County, Tennessee, dated May 15, 2009. And being the same property conveyed to to Grand Developers, LLC by quitclaim deed from H & B Builders LLC of record in Instrument No. 200802190015787, Registers office for Davidson County, Tennessee, dated February 15, 2008. And further being part of the same property conveyed to H & B Builders, LLC a Tennessee limited liability company by deed from Holt Valley, a Tennessee general partnership of record in Instrument No. 200605020050547, Registers office for Davidson County, Tennessee, dated May 1, 2006.

This is ()UNIMPROVED

(X)IMPROVED property known as 912 Century Oak Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 30 day of April, 2010.

Avenue Bank

By: _____

Its: Sr. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the SENIOR VICE PRESIDENT of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of April, 2010.

_____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**250,000.00**.

_____
Affiant

Subscribed and sworn to before me this 30th day of April, 2010.

_____
Notary Public

My Commission Expires: 5.8.2012

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY