BILL GARRETT, Davidson County
Trans:T20100040649 DEEDWARRSP
Recvd: 07/02/10 09:36 2 pgs
Fees:13.00 Taxes:263.44
20100702-0051936

This instrument prepared by:

Lehman Title & Escrow, LLC.
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: 6210/0030594931

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **DB Structured Products, Inc.** said Grantor does hereby bargain, sell, and convey unto **Wei Xing Guo** his/her assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Lot No. 51 on the Plan of Hickory View, Section 3, as of record in Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed further conveyed to DB Structured Products, Inc. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, recorded March 31, 2010 in Instrument No. 20100331-0023915, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Wei Xing Guo, and his/her assigns forever.

Grantee, Wei Xing Guo, whose address is 884 Arlington Heights Drive, Brentwood, TN 37027 is responsible for the payment of real property taxes on subject property.

Said DB Structured Products, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as **232 Ash Grove Drive Nashville, TN 37211**.

IN WITNESS WHEREOF, the said DB Structured Products, Inc. has executed this deed and affixed its corporate seal by Michael Zenarosa, Assistant Secretary to American Home Mortgage Servicing, Inc., a California corporation attorney-in-fact for DB Structured Products, Inc., this 23rd day of June, 2010.

GRANTOR
DB Structured Products, Inc. By American Home Mortgage Servicing, Inc., Its Attorney-in-Fact

By: Michael Zenarosa
Title: Assistant Secretary

State of TX
County of Dallas

The actual consideration or value whichever is greater, for this transfer is $71,200.00.
Subscribed and sworn to before me this the 23rd day of June 2010.

Affiant

Notary Public

Commission Expires: 10/29/13

STATE OF TX
COUNTY OF Dallas

On this 23rd day of June, 2010, before me, the undersigned Notary Public, personally appeared Michael Zenarosa, who acknowledged himself/herself to be the Assistant Secretary of American Home Mortgage Servicing, Inc., Attorney-in-Fact for DB Structured Products, Inc. and that he/she as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation.

Notary Public

My Commission Expires: 10/29/13

Address New Owner:	Send Tax Bills To.	Map and Parcel:
Wei Xing Guo	Wei Xing Guo	**16209012900**
884 Arlington Heights Dr.	884 Arlington Heights Dr.	
Brentwood, TN 37027	Brentwood, TN 37027	

HEATHER E CORDOVA
My Commission Expires
October 29, 2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $71,200.00. Subscribed and sworn to before me this the 25th day of June, 2010.

Affiant

Notary Public
My Commission Expires: 9/15/2013