This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V635-7166

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

STATE OF Tennessee)
COUNTY OF Davidson)
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, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

MELANIE HICKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 21st day of December, 2010.

Notary Public
My Commission Expires: 5-2-11
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Ning Wang and Ying Zhang 1302 Tyne Blvd. Nashville, TN 37215	Regions Bank d/b/a Regions 2050 Parkway Office Cir, MTG Birmingham, AL 35244	145 03 003.00

SPECIAL WARRANTY DEED
(Corporation)

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson & Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20090520-0046582, in the Register's Office of Davidson County, Tennessee, 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 legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Ning Wang and Ying Zhang, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Commonly known as: 1302 Tyne Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple 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(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

BILL GARRETT, Davidson County
Trans:T20100081189 DEEDWARRSP
Recvd: 12/28/10 09:37 3 pgs
Fees:18.00 Taxes:1110.00
20101228-0102521

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 9th **day of** NOVEMBER **2010.**

Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized attorney in fact,

BY: _____
Jason Mangrum, Partner

Certificate of Acknowledgment

State of Tennessee

)ss.

County of Williamson

Personally appeared before me, the undersigned Notary Public, JASON MANGRUM, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a** PARTNER **of the Attorney-in-Fact of 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 and official seal, at office this 9th **day of** NOVEMBER **2010.**

_____
Notary Public

CHRISTY A DELK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 7-16-2011

My commission expires:

7/16/11
(Seal)

LEGAL DESCRIPTION-EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Harpeth Acres, Section III, as of record in book 2083, page IS, for said county, being a revision of lot number I, as shown on the plan of Harpeth Acres, Sec. II, as of record in book 1835, page 57, a part of the W.S. Walker Property, described as follows:

Beginning at a point in the northerly margin of Tyne Boulevard being the common corner of lots number 1 and 2; thence in a northerly direction along the line between said lot number 1 and 2, 247 feet to a point in the rear line of said lots; thence south 88 degrees 02 minutes east 182 feet to a monument in the westerly margin of an unnamed street; thence along the westerly margin of said unnamed street, southerly 222 feet to a monument, the beginning of a curve; thence southwesterly around said curve 39.1 feet to a monument in the northerly margin of Tyne Boulevard; thence westerly with the northerly margin of Tyne Boulevard 155.1 feet to the point of beginning.

This conveyance is made subject to: 1. 2009 County Taxes which have been prorated and assumed by the Grantees. 2. Restrictive covenants contained in an instrument of record in book 1972, page 259, Register's Office for Davidson, County, Tennessee, omitting there from any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction a is exempt under Title 42 of the United States Code; or b relates to handicap, but does not discriminate against handicapped persons. 3. All matters appearing on the Plan of record as book 1835, page 57 and book 2083, page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed September 20, 2010 as Instrument No. 20100920-0074774 in the Register's Office for Davidson County, Tennessee.