This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4163-009

STATE OF Tennessee)
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, is $386,000.00, 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

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 27th day of February, 2012.

Notary Public
My Commission Expires: 9-27-2015
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sheng-Song Chen and Yufen Wang 3204 Acklen Ave Nashville, TN 37212	Suntrust Mortgage, Inc. 1001 Semmes Ave Richmond, VA 23224-RVW 5023	104-06-0-223.00

BILL GARRETT, Davidson County
Trans:T20120015034 DEEDWARRSP
Recvd: 03/01/12 09:37 2 pgs
Fees:13.00 Taxes:1428.20
20120301-0018082

SPECIAL WARRANTY DEED
(Corporation)

Fifth Third Bank, N.A., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, 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 Sheng-Song Chen and Yufen Wang, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Lot No. 89 on the map of R.W. Grizzard's Subdivision of the Bosley Land, not of record, and described as follows:

Beginning at a point on the North margin of Orient Circle, now Acklen Avenue, at the corner of Lots 89 and 90, being 267.5 feet east of the easterly margin of Marlborough Avenue; thence North 01° 28' 03" East 150.02 feet to the South margin of an alley; thence with the margin of said alley 38.00 feet along a curve having a radius of 260.00 feet and a chord that bears N86°00'11"E 37.97 feet to a point; thence S07°07'52"E 150.02 feet to a point in Acklen Avenue; thence along Acklen Avenue for 60.51 feet along a curve having a radius of 410.00 feet and a chord that bears S86°25'46"W 60.46 feet to the point of beginning. This description is the same as the property appearing on the survey prepared by David Brackman, RLS 1684, as recorded with the Agreed Order of Partial Dismissal, Establishment of Boundary and Modification of Temporary Injunction recorded May 30, 2008, as Instrument no. 20080530-0055030.

Subject to all easement, covenants, conditions, reservations, leases, and restrictions of record, all legal highways, all rights of way, all zoning, building, and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Being the same property conveyed to Fifth Third Bank, N.A. by Substitute Trustee's Deed filed for record on 6/22/11 as instrument 20110622-0047762.

Commonly known as: 3204 Acklen Avenue, Nashville, TN 37212

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.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 10 **day of** February **2012**.

Fifth Third Bank, N.A.

BY: _____

M B McCoy, Vice President

ATTEST: _____

Certificate of Acknowledgment [redacted], witness

State of OHIO

County of HAMILTON **)ss.**

Personally appeared before me, the undersigned Notary Public, MB MCCOY **, 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 the** vice president **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 10th **day of** February **2012**.

_____

Notary Public

NOTARY PUBLIC STATE OF OHIO

SUZANNE J. KADASH-BLICK
Notary Public, State of Ohio
My Commission Expires
May 21, 2014

My commission expires:

May 21, 2014

(Seal)