BILL GARRETT, Davidson County
Trans:T20130039541 DEEDWARRSP
Recvd: 05/13/13 09:32 2 pgs
Fees:13.00 Taxes:225.70
20130513-0047801

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11 day of April, 2013 by and between Vantium REO Capital Markets, L.P. , hereinafter called Grantor, and Wei Xing Guo and Ning Guo, as tenants in common, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 167, on the plan of Haywood Hills, Section Three, of record in Plat Book 4460, Page 164, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 4691, Page 670, Register's Office for said County.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid County.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20130211-0014060 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 11 day of April, 2013.

Vantium REO Capital Markets, L.P., by Franklin Credit Management Corporation, as attorney in fact.

BY: _____

TITLE: Kevin Gildea
Executive Vice President

STATE OF New Jersey

COUNTY OF Hudson

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Kevin Gildea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be EVP of Franklin Credit Management Corporation, and who acknowledged that she/he as EVP, being authorized so to do, executed and delivered the foregoing instrument on behalf of Vantium REO Capital Markets, L.P., by and through Franklin Credit Management Corporation. (hereinafter referred to as "Vantium REO Capital Markets, L.P."), as its attorney-in-fact and as the free act and deed of the within named Vantium REO Capital Markets, L.P.

Witness my hand and seal, this 11 day of April, 2013.

_____
Notary Public

KAREN LAW
Notary Public, State of New Jersey
No. 2422493
Qualified in Hudson County
My Commission Expires July 6, 2017

My Commission Expires: July 6, 2017

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Property Address: 628 St. Cloud Drive, Antioch, TN 37013
Parcel # 162030028700

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Wei Xing Guo
884 Arlington Heights Dr
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or true value, whichever is greater, for this transfer is $ 61,000.00

C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2013

_____
Notary Public
My Commission Expires:

SHARON HOGAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 10-15-2013

2738-0104643-LC