THIS INSTRUMENT PREPARED BY:
W. THOMAS SCHMITZ, ATTORNEY
SUITE 272, GALLATIN BLDG.
278 FRANKLIN ROAD
BRENTWOOD, TENNESSEE 37027

QUIT CLAIM DEED BOOK 8398 PAGE 825

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Oanh Thi Nguyen	Citizens and Southern	Map 133-12
408 Benita Drive	Mort. Co., P.O. Box 656	Parcel 044
Nashville, TN 37211	Atlanta, GA 30085-0656	

Mail

FOR AND IN CONSIDERATION of A FINAL DECREE OF DIVORCE (and no monetary consideration) entered in the Circuit Court for Davidson County, Tennessee, in Case No. 91D-540, and for the express purpose of creating a fee simple absolute title in my former wife, Oanh Nguyen, (hereinafter called **"GRANTEE"**), I, Chanh V.Nguyen, **GRANTOR**, by these presents do hereby quitclaim, transfer, convey unto my former wife, Oanh Thi Nguyen, the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to-wit:

A tract or parcel of land situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Windsor Park, as of record in Book 3600, page 64, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Subject to restrictions of record in Book 3792, page 445 and Book 3816, page 784 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Being the same property conveyed to CHANH VAN NGUYEN and wife, OANH THI NGUYEN, from Frank L. Mayo, and wife, Roseanne M. Mayo, as filed for record in Deed Book 6739, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as 408 Benita Drive, Nashville, Davidson County, Tennessee, 37211.

AND NOW THEREFORE , I, the said Chanh Van Nguyen, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Oanh Thi Nguyen, heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The Grantor has hereunto set his hand on this the 3 day of 6, 1991.

Chanh V. Nguyen

Chanh V. Nguyen, "Grantor"

31084

IDENTIFICATION REFERENCE

Jul 16 11 10 AM '91

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

1980 07/16 0101 03CHECK 6.00

STATE OF TENNESSEE)
)
COUNTY OF _____)

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-----NONE-----.

Chanh V. Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1989.

PAMELA J. BURRELL
Notary Public - State of Kansas
My Appt. Expires

Pamela J. Burrell
Notary Public

My Commission Expires: 10/10/92

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STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

Personally appeared before me, CHANH V NGUYEN, a Notary Public in and for said County and State, the within named, Chanh V. Nguyen, the Bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Bolivar, ~~Tennessee~~, this 13th day of June, ~~1989.~~ 1989.

PAMELA J. BURRELL
Notary Public - State of Kansas
My Appt. Expires

Pamela J. Burrell
Notary Public

My Commission Expires: 10/10/92