BOOK 9644PG565

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The T. Pham	SAME	Map 91-12
(NAME) 702 45th Ave., North	(NAME)	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	12W-37075
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to The T. Pham

We, Huynh Van Phan and wife, The T. Pham

by these presents do hereby quitclaim and convey unto Jimmy A. Duncan, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

LAND in Davidson County, Tennessee, being Lots Numbers 77 and 79, Block 58 on the plan of West Nashville, No. 1, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Numbers 77 and 75 adjoin and front together 50 feet on the easterly margin of Forty-Fifth Avenue North. (formerly Fourth St.) and extends back between parallel lines 105.5 feet to an alley.

BEING the same property conveyed to Huynh Van Phan and wife, The T. Pham by deed from Robert A. Worrell and wife, Judy Lynn Worrell of record in Book 7663, Page 459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me this the 12th day of April 19 95

Notary Public

My commission expires 11 25-95
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 702 45th Ave., North, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Jimmy A. Duncan, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* The T. Pham

her *heirs and assigns, the same 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.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 12 *day of* April, *19* 95.

Trustee.

THIS INSTRUMENT WAS PREPARED BY:

Jimmy A. Duncan
4904 Charlotte Avenue
Nashville, TN 37209

BOOK 9644 PG 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named, Huynh Van Phan and wife, The T. Pham, the Bargainor(s) with whom I am personally acquainted, or proved to me 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 Nashville, Tennessee, this 12th day of April, 19 95.

Jimmy A. Duncan
Notary Public

My commission expires: 11-25-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named, Jimmy A. Duncan, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of April, 19 95.

John B. Duncan
Notary Public

My commission expires: 5-23-95

QUITCLAIM DEED

AND

51175

IDENTIF. # REFERENCE

95 APR 13 AM 11:09

HELEN C. KENNEDY, REGISTER
DAVIDSON COUNTY, TN.

0463 04/13 0101 01CASH 8.00

PICK-U

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290