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RECEIVED FOR REFERENCE

DAVIDSON COUNTY, TN

DEC 18 PM 3:57

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QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, I, Vatthana Chaleunsinh, married, for the express purpose of making a conveyance to create a fee simple absolute, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all my right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, State of Tennessee, being Lot No. 75 on the Plan of Valley View Meadows, Section Two, as of record in Book 3600, pge 60, Register's Office for said County.

Being the same property conveyed to Bounchanh Keopanya and Vatthana Chaleunsinh of record in Book 8879 page 387, Register's Office for Davidson County, Tennessee; said property further being conveyed by Warranty Deed from Bounchanh Keopanya to Vatthana Chaleunsinh to convey all his right, title and interest in and to the above fee simple absolute of record in Book 8304, page 863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and setback lines of record. Said conveyance is subject to a Deed of Trust of record in Book 8879, page 390, said Register's Office. Said Deed of Trust is being assumed by the Grantee(s).

This is improved property known as 3854 Valley Ridge Drive, Nashville, TN 37211.

This instrument was prepared from information furnished by the parties.

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

And now, I, the said Mark A. Ellmore, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey all my right, title and interest to Vatthana Chaleunsinh and wife, La Chaleunsinh, 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 set forth above.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of December, 1996.

Vatthana Chaleunsinh
VATTHANA CHALEUNSINH

7137 12/18 0101 03CHECK 8.00

Mark A. Ellmore Trustee
MARK A. ELLMORE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vatthana Chaleunsinh 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.

1-20-99
My commission expires:

Mark A. Ellmore
Notary Public

A. ELLMORE JR. NOTARY PUBLIC AT LARGE COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Mark A. Ellmore, Jr., with whom I am 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 the 10th day of December, 1996.

5/23/98
My commission expires:

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $ -0-, which is paid for the property herein conveyed.

Mark A. Ellmore
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A Ellmore, Jr the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 10th day of December, 1996.

5/23/98
My commission expires:

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

ADDRESS OF NEW OWNERS
Vatthana Chaleunsinh
3854 Valley Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO
Regions Mortgage, Inc.
605 S. Perry Street
Montgomery, AL 36014

MAP/PARCEL
133-11-95

This Instrument Prepared By:
Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211