Davidson County DEEDQC
Recvd: 02/28/01 10:15 2pgs
Fees:10.00 Taxes:0.00
20010228-0018427

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

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, We, Bruce S. Bounyavong, married and Bouakeo Bounyavong for the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all of our right, title, life estate and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Whittemore Valley, Section 2-A, as of record in Plat Book 6250,, page 611, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bruce S. Bounyavong and Bouakeo Bounyavong by deed from Elizabeth Keith of record in Book 8658, page 706, in the Register's Office for Davidson County, Tennessee.

Tanitha T. Bounyavong, wife of Bruce S. Bounyavong, joins in this conveyance to convey all right, title and interest she may have in the above referenced property including but not limited to her marital rights.

This instrument was prepared from information furnished by the parties.

This is improved property known as 417 Josephine Court, Antioch, Tennessee 37013.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee as follows to Bruce S. Bounyavong, unmarried and Bouakeo Bounyavong.

WITNESS my hand and seal on this 23rd day of February, 2001.

Bruce S. Bounyavong
Bruce S. Bounyavong

Tanitha T. Bounyavong
Tanitha T. Bounyavong

Mark A. Ellmore Trustee
Mark A. Ellmore, Jr., Trustee

Bouakeo Bounyavong
Bouakeo Bounyavong

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 Bruce S. Bounyavong and Tanitha T. Bounyavong, the bargainors, with whom I am personally acquainted, and who acknowledged that they, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2001.

1-25-2003
My commission expires:

Mark A. Ellmore
Notary Public

MARK A. ELLMO

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 Bouakeo Bounyavong, the bargainor, with whom I am personally acquainted, and who acknowledged that she, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 2001.

1-25-2003
My commission expires:

Notary Public

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., Trustee, the bargainor, with whom I am personally acquainted, 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 23rd day of February, 2001.

1-25-03
My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.

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 23rd day of February, 2001.

1-25-03
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS:
Bruce S. Bounyavong, etux.
417 Josephine Court
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

MAP/PARCEL
162-7-207