18A
mds

Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20020117-0007505

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-0002

QUITCLAIM DEED
TO CREATE TENANCY IN COMMON

:Address New Owner(s) :As Follows:	: Send Tax : Bills To:	: Map Parcel : Numbers
:Michael Nguyen :Rachel Mai Tran :5900 CrossPointe Lane :Brentwood, TN 37027 :	: Same	: Parcel : Identification : 171080B00300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, MICHAEL NGUYEN and RACHEL MAI TRAN, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy-in-common does hereby quitclaim and convey unto MICHAEL NGUYEN and RACHEL MAI TRAN, as equal tenants-in-common, their heirs and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This is improved property known as 5900 CrossPointe Lane, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8TH day of NOV, 2001.

MICHAEL NGUYEN

RACHEL MAI TRAN

MICHAEL D. SONTAG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL NGUYEN and RACHEL MAI TRAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2001.

Beth LaVeau
Notary Public

Beth LaVeau NOTARY PUBLIC AT LARGE DAVIDSON TN

My Commission Expires:
May 30, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael D. Sontag, the within named bargainor, 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, at office, this 8 day of Nov., 2001.

Lori D. Cox
Notary Public

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires:
1/26/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Michael D. Sontag
Affiant

Subscribed and sworn to before me
this 8 day of Nov., 2001.

Lori D. Cox
Notary Public

LORI D. COX NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

My Commission Expires:
4/26/03

EXHIBIT A

Land in Davidson County, Tennessee, BEING Lot No. 20 on the Plan of Brelan Park at Saddlewood, Section One, of record in Book 7900, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Michael Nguyen and wife, Rachel Mai Tran Nguyen, by deed of even date herewith from Beazer Homes Corp., d/b/a Phillips Builders, as of record in Book 9670, page 494, Register's Office for Davidson County, Tennessee.