FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 20 02

Notary Public

MY COMMISSION EXPIRES: 2-26-04
(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 03/14/02 10:46 2pgs
Fees:12.00 Taxes:0.00

20020314-0032264

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nguyen Van Duc et al (NAME)	REGIONS MORTGAGE, INC (NAME)	
411 Grosse Point Court (STREET ADDRESS OR ROUTE NUMBER)	P O BOX 5609 (STREET ADDRESS)	90-16
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	267

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Nguyen Van Duc and Do Thi Diem, retaining a life estate in Nguyen Am Van and Do Diem Thi ~~QUITCLAIMED OUR INTEREST~~ HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nguyen Tam Thi, Nguyen Duc Van, Nguyen Tuyet Thi, Nguyen Thuong Thi, Nguyen Tung Thi, Nguyen Lien Thi, Nguyen Minh Van, Nguyen My Trang Thi HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 547 on the Plan of Charlotte Park, Section Eight, of record in Book 2900, Pages 45 and 46, Register's Office for said County.

Being the same property conveyed to Grantors in book 5938, page 960, said Register's Office.

This is unimproved / improved property, known as 411 Grosse Point Court, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of March, 20 02

NGUYEN VAN DUC

NGUYEN VAN DUC

Do thi Do

DO THI DIEM

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Nguyen Van Duc and Do Thi Diem

the 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 and official seal at Nashville, Tennessee, this 13th day of March, 20 02.

Commission Expires 5/26/02

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO