Prepared By and Return To:
Elite Title Company, LLC
109 Westpark Drive, Ste. 100
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

Davidson County DEEDQC
Recvd: 06/27/02 09:49 3pgs
Fees:17.00 Taxes:0.00
20020627-0077310

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged **Thanh Tri Pham and wife, Duyen Ngoc Trinh and Cuong Pham and wife, Thue Thi Le** does hereby bargain, sell, release, remise, quitclaim and convey unto **Duyen Ngoc Trinh,** all my right, title and interest in and to the following described real estate located in **Davidson** County, Tennessee, to-wit:

See Exhibit "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s). This conveyance is further made subject to such encumbrances as may affect the property.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 25th day of June, 2002.

Thanh Pham by Duyen Ngoc Trinh as attorney in fact
**Thanh Tri Pham**

Cuong Pham by Duyen Ngoc Trinh as attorney in fact
**Cuong Van Pham**

Thue Thi Le by Duyen Ngoc Trinh as attorney in fact
**Thue Thi Le**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Duyen Ngoc Trinh, with Specific Power of Attorney,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she executed the foregoing instrument for the purposes therein contained by signing the names of the true and lawful holder of the above described indebtedness.

Holly Leigh Grant
Notary Public
My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

**The actual consideration or value, whichever is greater, for this transfer is $0.00.**

Melody Wilh
**Affiant**

**Subscribed and sworn to before me this** 25th **day of** June, 2002.

Holly Leigh Grant
Notary Public
My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

MAP 114-08-0-A-43.00

Property Address/Owner:
Duyen Ngoc Trinh
813 Cedar Crest Drive
Nashville, TN 37209

Send Tax Bills
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

6020146

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Cedar Crest Subdivision, Phase II. a Planned Unit Development, of record in Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thanh Tri Pham and wife, Duyen Ngoc Thrinh and Cuong Pham and wife, Thue Thi Le, from Robert A. Katz and wife, Dawn E. Katz by Warranty Deed dated 10-29-99 and recorded 11-2-99 in Book 11728, Page 348, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants of record in Book 7213, page 973, Book 8424, Page 405, Book 10086, Page 772 and Book 10174, Page 199 and all matters of record on plat in Plat Book 9700, Page 37, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).