This Instrument Prepared By
Return to:
An Ngoc Tran
3229 Southlake Drive
Nashville, TN 37211

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

Davidson County DEEDQC
Recvd: 07/18/02 11:59 3pgs
Fees:17.00 Taxes:0.00
20020718-0086638

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, We, **An Ngoc Tran and wife Phy Thi Pham,** do hereby bargain, sell, release, remise, quitclaim and convey unto **An Ngoc Tran and wife, Merryanne Pham Tran, fka Phy Thi Pham** all our rights, title and interest in and to the following described real estate, to-wit:

See attached exhibit "A"

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 1 day of July, 2002.

X _____
An Ngoc Tran

X _____
Phy Thi Pham

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1 day of July, 2002, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **An Ngoc Tran and wife, Phy Thi Pham nka Merryanne Pham Tran** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

_____ _____
Notary Public My Commission Expires:

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 1 day of July, 2002.

Notary Public

My Commission Expires:

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 25, 2004

Map:133-03-12.00

New Owners:
3229 Southlake Drive
Nashville, TN 37211

Send Tax Bills
America's Wholesale Lender
2130 Ward Street
Simi Valley, CA 93065

1020289

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of Southlake, Section One, of record in Plat Book 2083, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 4 fronts 68 feet on the west side of Southlake Drive and extends back between lines measuring 181.3 feet on the South line and 181.5 on the North line to a dead line in the rear measuring 68 feet.

Being the same property conveyed to An Ngoc Tran and wife, Phy Thi Pham from James Edward Allen, Jr. by Warranty Deed dated January 30, 1998 and recorded February 4, 1998 in Book 10781, Page 860, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 2083, Page 58, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.