THE INSTRUMENT PREPARED BY:

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Davidson County DEEDQC
Recvd: 01/15/03 15:29 2pgs
Fees:12.00 Taxes:0.00
20030115-0006689

QUITCLAIM DEED

New Owner	Send Tax Bills To	Map Parcel Number
Hien Nguc Than 741 Cedar Crest Drive Nashville, TN 37209	SAME	114-080A-26(CO)

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, DIEN DUC HOANG, by these presents does hereby bargain, sell, release, remise, quitclaim and convey unto HIEN NGOC THAN, her heirs, successors and assigns, all his right, title and interest in and to the following described real estate to-wit:

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

Being Lot No. 26 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, Register's Office of Davidson County, Tennessee, to which plan references is hereby made for a more complete legal description.

Being the same property conveyed to Dien Hoang, married and Diem The Hoang and wife, My This Phan by Warranty Deed from Fox Ridg Homes, Inc., A/K/A NVR Fox Ridge, Inc., dated June 30, 1998 and recorded July 9, 1998, in Book 11014, page 438, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dien Duc Hoang and Hien Ngoc Than by Quitclaim Deed from Dien Hoang, married and Diem The Hoang and wife, My Thi Phan dated March 21, 2000 and recorded August 29, 2002, by Instrument No. 20020829-0104945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Subject to Restrictive Covenants of record in Book 7213, page 973, Book 10086, page 772, Book 8424, page 405 and Book 10174, page 199, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 37, said Register's Office.

Subject to H.O.A. Charter of record in Book 8424, page 180 and By-Laws of record in Book 8480, page 693, said Register's Office.

IN TESTIMONY WHEREOF I have set my hand and seal this 10 day of January, 2003.

DIEN DUC HOANG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Penny Harrington, a Notary Public in and for said County and State, DIEN DUC HOANG, the within named bargainor, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this the 10 day of January, 2003.

NOTARY PUBLIC

My commission expires: 7/29/03

PENNY HARRINGTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 10 day of January, 2003.

NOTARY PUBLIC

My commission expires: 7/29/03

PENNY HARRINGTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE