Davidson County DEEDQC
Recvd: 08/05/03 11:18 2pgs
Fees:12.00 Taxes:0.00
20030805-0110803

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toan Tien Nguyen (NAME)	SAME (NAME)	MAP 172-14-A
809 Ramble Hill Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 059
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY:

AMTITLE & ESCROW, LLC.
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ -0- D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 2003.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Toan Tien Nguyen, by these presents do hereby quitclaim my/our interest unto Toan Tien Nguyen and Hoa Diep, ~~husband~~ and wife, their successors and assigns, all his right, title and interest in and to the following described tract of land:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Section Two of Wexford Downs of record in Plat Book 9700, page 593 and 594, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Toan Tien Nguyen, Unmarried by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders of record by Instrument No. 20020117-0007178, Register's Office for Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 1st day of July 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Toan Tien Nguyen
Toan Tien Nguyen

CASTQCDE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named Toan Tien Nguyen the bargainor LARGE, 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 and official seal at Goodlettsville, Tennessee, this 15th day of July, 2003.

Commission expires

Notary Public

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____ .

My commission expires _____

Notary Public