Dav. Co. File Box 14-A

QUITCLAIM DEED jtc file no. 16489-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER
IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 12/12/04

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bounheng Nouanemany	First Magnus Financial Corp	MAP 119-06
(NAME)	(NAME)	
412 Lutie Drive	5285 E. Williams Circle, Ste 2000	PARCEL 329
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bounheng Nouanemany and wife, Chanta Nouanemany and Khanprachanh Nouanemany HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO Bounheng Nouanemany and wife, Chanta Nouanemany

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN AND TO 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. 7 on the Plan of Rosewood Estates, Section 3, of record in Book 5210, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Bounheng Nouanemany and spouse, Chanta Nouanemany, a two-thirds undivided interest and Khanprachanh Nouanemany, a one third undivided interest, said half interests as to each other to be held as joint tenants with right of survivorship, by Warranty Deed dated June 7, 2000, from Somdeth Bouaphachanh and spouse, Bounprasong Bouaphachanh, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200006090057748.

THIS conveyance is subject to restrictive covenants of record in Book 5176, Page 649 and amended in Book 5264, Page 398, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDQC
Recvd: 09/05/03 16:00 2pgs
Fees:12.00 Taxes:0.00
20030905-0130272

unimproved ( )
This is improved (X) property, known as 412 Lutie Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand s this 29th day of August, 2003

Bounheng Nouanemany
Bounheng Nouanemany

Khanprachanh Nouanemany
Khanprachanh Nouanemany

Chanta Nouanemany
Chanta Nouanemany

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bounheng Nouanemany and wife, Chanta Nouanemany and Khanprachanh Nouanemany

the bargainor s, 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 29th day of August, 2003.

KATHY HANEY NOTARY PUBLIC LARGE STATE OF TENNESSEE

Commission expires _____

Notary Public

STATE OF TENNESSEE Comm. Expires 12/12/04

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 _____, 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 _____, 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