00094

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JANUARY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Toan T. Nguyen and Hoa Diep Nguyen	Toan T. Nguyen and Hoa Diep Nguyen	MAP: 172-14-A
809 Ramble Hill Court	809 Ramble Hill Court	Parcel: 59.00
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOAN T. NGUYEN AND HOA DIEP, ALSO KNOWN AS HOA DIEP NGUYEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

TOAN T. NGUYEN AND HOA DIEP AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 809 Ramble Hill Court, Nashville, TN 37211

Witness our hand on the 9th day of January, 2004.

Toan T. Nguyen

Hoa Diep Nguyen

Davidson County DEEDQC
Recvd: 01/21/04 08:57 2pgs
Fees:12.00 Taxes:0.00
20040121-0007733

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, TOAN T. NGUYEN AND HOA DIEP, 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 Brentwood, Tennessee , this 9th day of January, 2004.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 30, 2004 DAVIDSON COUNTY, TN

X HOA DIEP Nguyen

EXHIBIT "A"

LEGAL DESCRIPTION

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 and Hoa Diep, Husband and Wife, by Quitclaim Deed from Toan Tien Nguyen, of record as Instrument Number 20030806-0110803, Register's Office for Davidson County, Tennessee.

***This quitclaim deed is being recorded to correct the marital status of Toan Tien Nguyen and Hoa Diep - they are not married. Moreover, the name of Hoa Diep is incorrect her actual name is Hoa Diep Nguyen.