27A

Davidson County DEEDQC
Recvd: 07/22/04 14:15 2pgs
Fees:12.00 Taxes:0.00
20040722-0087913

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Serkin and Kilpatrick
Attorneys-at-Law
213 Ward Circle, Ste. 200
Brentwood, TN 37027

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

QUITCLAIM DEED

State of Tennessee, Williamson County

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

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 9/22/07

ADDRESS NEW OWNER:
Chau Huynh
3813 Bunny Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP-PARCEL
133-11-0-147.00

**Instrument prepared solely upon the information supplied by the parties and no representation is made by the preparer as to the title to the property.*

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

I, **Tha Van Nguyen and wife, Chon Nguyen*** by these presents do hereby quitclaim and convey all my right, title and interest, unto **Chau Huynh, a married woman,** their successors and assigns, the following described or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Valley View Meadows, Section Two, as of record in Book 3600, page 60, Register's Office for Davidson County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tha Van Nguyen and daughter, Chau Huynh by Quit Claim Deed dated 5/8/03 from Bich Ngoc Nguyen and husband, Quoc Vo of record in Instrument No. 20030619-0084715, Register's Office for Davidson County, Tennessee.

***Chon Nguyen joins in this conveyance for the sole purpose of conveying her marital interest.**

Source of Description: This legal description obtained from information on the previous deed of record and information provided by both parties, the accuracy of which is not guaranteed.

Subject to all matters appearing on the plan of record in Plat Book 3600, page 60, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property known as: 3813 Bunny Drive, Nashville, Tennessee, 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day of July, 2004.

Tha Van Nguyen

Tha Van Nguyen

Chon Nguyen

Chon Nguyen

STATE OF **Tennessee**
COUNTY OF **Williamson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Tha Van Nguyen and Chon Nguyen,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 2004.

Charles A Sullivant Jr

NOTARY PUBLIC

My Commission Expires:
9/22/07

CHARLES A SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 2004.

My commission Expires:
_____

_____
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ _____ with whom I am personally acquainted and who acknowledge that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the "attorney in fact" of _____ and is authorized by him/her to execute this instrument on his/her behalf, as his/her free act and deed.

Witness my hand and official seal at _____, _____, on this _____ day of _____, 2004.

My Commission Expires:
_____

_____
NOTARY PUBLIC