Quit Claim Deed

Davidson County DEEDQC
Recvd: 09/23/04 14:21 2pgs
Fees:12.00 Taxes:0.00

20040923-0115072

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Sept, 2004

Notary Public

MY COMMISION EXPIRES 11-25-2006
(Affix Seal)

Return To:
US Recordings, Inc. 2004092301
2925 Country Drive Ste 201
St. Paul, MN 55117

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED WITHOUT SURVEY OR TITLE EXAM BY:
John Medina, Kenney and Solomon, P.C., 3675 Crestwood Parkway, Suite 500, Duluth, GA 30096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dung T. Tran and Duc Thi ~~Ngoce~~ Ngoc Tran TND	Dung T. Tran and Duc Thi ~~Ngoce~~ Ngoc Tran TND	107-05-0239.00
(NAME) 1902 Louanne Drive	(NAME) 1902 Louanne Drive	My Commission Expires NOV. 25, 2006
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

TND

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Le Van Tran, a single man, Dung T. Tran and Duc Thi ~~Ngoce~~ Ngoc Tran, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND CONVEYED UNTO, Dung T. Tran and Duc Thi ~~Ngoce~~ Ngoc Tran, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: TND

The following described real estate:

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. 264, on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, page 29, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin in the northerly margin of Louanne Drive at the southwest corner of Lot No. 265; thence with said margin westwardly 60 feet to an iron pin at the southeast corner of Lot No. 263; thence northwardly with the east line of Lot 263, a distance of 100 feet to a concrete monument; thence northeastwardly with the southeast line of Lot 262, a distance of 60 feet to a point; thence eastwardly with the south line of Lots 258 and 257, a distance of 56 feet to an iron pin; thence southwardly with the west line of Lot 265 a distance of 148 feet to the point of beginning.

Being the same property conveyed to Le Van Tran, Dung T. Tran and wife, Due Thi ~~Ngoce~~ Ngoc Tran, by Warranty Deed from Eunita E. McCormick, unmarried, dated 10-31-94 and recorded 11-3-94 in Book 9510, page 677, Register's Office for Davidson County, Tennessee. Ngoc TND

Subject to Restrictive Covenants contained in the instrument of record in book 2964, page 1, book 3096, page 485.
Subject the easement of record in book 9510, page 675.

THIS CONVEYANCE is made subject to restrictions of record in Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee, and further subject to all applicable easements and building set back lines, as shown on map of record.

This improved/ unimproved property known as:

1902 Louanne Drive, Nashville, TN 37217
(House Number) (Street) (City or Town) (Postal Zip)

Quit Claim Deed

Witness my hand this 13th day of Sept, 2004.

Le Van Tran

Dung T. Tran T.T.D

Duc Thi ~~Ngoec~~ Tran
Ngoc T N D

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Le Van Tran, a single man, Dung T. Tran and Duc Thi Ngoec Tran, husband and wife, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Brentwood, Tennessee, this the 13th day of Sept., 2004.

NOTARY PUBLIC
Robert L Sanders

My Commission Expires: 11-25 2006

ROBERT L. SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

U20997472-01CA02
QUIT CLAIM DEED
LOAN# 0090030734
US Recordings