Davidson County DEEDQC
Recvd: 10/19/04 12:24 2pgs
Fees:12.00 Taxes:0.00
20041019-0125521

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 230
Brentwood, TN 37027
6040460
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Pho Tran,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Mai Vo, unmarried** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 125 on the Plan of Glenncliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for said County.

Said Lot No. 125 fronts 86 feet on the southerly side of Jacqulyn Drive and runs back between lines, 180 feet on the easterly line and 195 feet on the westerly line to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Mai Vo and Pho Tran by Quitclaim Deed from Lanh Do dated November 21, 2003, recorded December 4, 2003, in Instrument No. 20031204-0174397, Register's Office for Davidson County, Tennessee.
The same property conveyed to Lanh Do from Mai Vo and Pho Tran by Quitclaim Deed dated March 13, 2002, of record in Instrument No. 20020401-0038797, said Register's Office.
This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 7th day of October, 2004.

Pho Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2004., before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pho Tran** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF

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

Affiant

Subscribed and sworn to before me this 7th day of October, 2004.

Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Tax/Map ID & Parcel
119-07
12.00

New Owners:
Pho Tran
14 Jacqulyn Drive
Nashville, TN 37211

Send Tax Bills to :
America's Wholesale Lender
750 Old Hickory Blvd
Brentwood, TN 37027