FILE BOX 45

QUITCLAIM DEED

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Andy Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2004.

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andy T. Nguyen	NEW OWNER	Map 75
1424 Stoner Ridge		Group 11-0-A
Hermitage, TN 37076		Parcel 69 CO

FOR AND IN 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

Kathy Thanh Nguyen
hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andy T. Nguyen, an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 64 on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, page 984, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andy T. Nguyen and Kathy Thanh Nguyen, both unmarried, by Quitclaim Deed dated March 12, 2002, from Andy T. Nguyen, unmarried, of record in Instrument 200203140032523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1424 Stoner Ridge, Hermitage, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of October, 2004.

Kathy Thanh Nguyen

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 Kathy Thanh Nguyen, 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 Nashville, Tennessee, this 27th day of October, 2004.

My Commission Expires: 01/29/05

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 11/02/04 15:46 1pgs
Fees:12.00 Taxes:0.00

20041102-0132058