ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Phuong Thi Ngoc Nguyen	New Owner	MAP: 90-15
477 Annex Avenue		
Nashville, TN 37209		PARCEL: 60
		26b

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

QUITCLAIM DEED

Know all persons by these presents, Giap Van Nguyen and spouse, Vong Thi Mai, (hereinafter referred to as the "Grantors"), do hereby bargain, sell, quitclaim and convey unto Phuong Thi Ngoc Nguyen, (hereinafter referred to as the "Grantee"), all of Grantors interest in the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 278, as shown on the map entitled Charlotte Park, Section 6, of record in Plat Book 2900, pages 7 & 8, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phuong Thi Ngoc Nguyen, a one half undivided interest, Giap Van Nguyen, and spouse, Vong Thi Mai, a one half undivided interest as tenants by the entireties, the respective one half interests as to each other to be held in joint tenancy, with rights of survivorship, by deed of record as Instrument No. 20000327-0030330, said Register's Office.

This is improved real property commonly known as 477 Annex Avenue, Nashville, TN 37209

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.

BARBARA KEMPF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me this 28 day of October, 2004.

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDQC
Recvd: 11/03/04 14:42 2pgs
Fees:12.00 Taxes:0.00

20041103-0132668

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor(s) has caused this Quitclaim Deed to be executed this 6th day of October, 2004.

Giap Van Nguyen

Vong Thi Mai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2004, before me personally appeared Giap Van Nguyen and Vong Thi Mai to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07