Davidson County DEEDQC
Recvd: 11/10/04 10:22 2pgs
Fees:12.00 Taxes:0.00
20041110-0135528

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6040532
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, **Sawan Smith,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Dom Van Nguyen** 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:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Welch Meadows Subdivision, Section One, as shown on plat of record in Plat Book 3700, Page 34, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dom Van Nguyen and Sawan Smith by Deed from Bay Ngo and Thi T. Phan and Thanh Lam dated 8/5/03, recorded 8/18/03, in Instrument No. 20030818-0119608, Register's Office for Davidson County, Tennessee.

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 20 day of October, 2004.

Sawan Smith
SAWAN SMITH

STATE OF TENNESSEE
COUNTY OF Maury

On this 20 day of October, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sawan Smith** 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.

Leslie S. Harvey
Notary Public

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN
My Commission Expires November 21, 2006

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Maury

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

Priscilla Packer
Affiant

Subscribed and sworn to before me this 26 day of October, 2004.

Leslie Harvey
Notary Public

My Commission Expires:

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

Tax/Map ID & Parcel
133-16
177.00

New Owners:
Dom Van Nguyen
4884 Jonquil Drive
Nashville, TN 37211

Send Tax Bills to :

NEW OWNER