**THIS INSTRUMENT PREPARED BY:**

**J. L. THOMPSON, III, Attorney**
**4535 Harding Road, C105**
**Nashville, TN 37205-2120**
**(615) 385-2454**

Davidson County DEEDQC
Recvd: 01/20/05 09:30 2 pgs
Fees:12.00 Taxes:0.00
20050120-0007070

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Hanh Hoang<br>7164 Forrest Oaks Drive<br>Nashville, TN 37221 | same | Map: 155-07-0-A<br>Parcel 005.00 |

## QUITCLAIM DEED:

For no money consideration and as an equitable division of the marital estate, and pursuant to the terms and conditions of a decree for absolute divorce in the Fourth Circuit Court for Davidson County, Tennessee, being docket number 03D-2870, styled Denny Phil Hoang vs. Hanh Hoang, the undersigned, Denny Phil Hoang, hereby quitclaims, transfers and conveys to Hanh Hoang, her heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Revised Plan of Poplar Creek Estates, Phase III, Section "A" of record in Book 9700, page 122, Register's Office for said County. Said Lot No. 7 fronts 70.00 feet on the northeasterly margin of Forest Oaks Drive and extends back 124.18 feet on the northwesterly line and 124.92 feet on the southeasterly line to a dead line in the rear, measuring 70.00 feet thereon.
>
> Being the same property conveyed from George Paul Twigg to Hanh Hoang, by deed recorded December 20, 2001, Instrument No. 20011220-0140565, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 7164 Forrest Oaks Drive, Nashville, Davidson County, Tennessee, 37221.

And now, I the said Denny Phil Hoang, do hereby quitclaim and convey unto Hanh Hoang, her heirs and assigns, any and all interest which I may have in the property hereinabove

described, and to which reference is here made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises.

**IN WITNESS WHEREOF**, I have set my name this the 22nd day of December, 2004.

DENNY PHIL HOANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named DENNY PHIL HOANG, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory knowledge, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004.

NOTARY PUBLIC

My commission expires: 5/24/08

ROBYN A. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

DENNY PHIL HOANG

Sworn to and subscribed before me this the 22nd day of December, 2004.

NOTARY PUBLIC

My commission expires: 5/24/08

ROBYN A. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY