Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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ADDRESS NEW OWNER:
Phu Han Tran
501 Banshire Ct.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Same as owner

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 180
Brentwood, TN 37027

MAP 172-9
GROUP A
PARCEL 97 CO

Davidson County DEEDQC
Recvd: 03/01/05 15:52 2 pgs
Fees:12.00 Taxes:0.00
20050301-0022621

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Phu Han Tran and wife, Van Binh Tran** hereinafter called the "GRANTORS", by these presents, do quitclaim and convey unto **Phu Han Tran and wife,Van Binh Tran and Quydao Tracey Tran and Emily Tran, as joint tenants with right of survivorship** , hereinafter called the "GRANTEES", their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of Section 2 Banbury Crossing, of record in Plat Book 9700, page 605through 609 and corrected in Plat Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Phu Han Tran and wife, Van Binh Tran by deed from Michael Treacy of record in Instrument no 20050301-0022619 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 501 Banshire Ct., Brentwood, Tennessee 37027.

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 our hands this the 25th day of February, 2005.

Phu Han Tran

Van Binh Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phu Han Tran and Van Binh Tran**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of February, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

Subscribed and sworn to before me on this 25th day
of February, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/29/2005