This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

Davidson County DEEDQC
Recvd: 04/11/05 10:06 2 pgs
Fees:12.00 Taxes:0.00
20050411-0039426

ADDRESS NEW OWNER:
Thanh Van Nguyen
420 Moore Avenue
Nashville TN 37203

SEND TAX BILL:
***Owner ***

MAP AND PARCEL:
MAP 105-7
PARCEL 378.00

QUITCLAIM DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Trung Phan, hereby Quitclaim all of my interest unto Thanh Van Nguyen, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 16, on the Plan of Rains Heights, of record in Plat Book 2663, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thanh Van Nguyen abd Trung Phan, by deed from Larry E. Jordan and wife, Joyce J. Jordan, of record in Book 9520, Page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Moore, Ave., Nashville TN 37203

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, Trung Phan do hereby Quitclaim and convey all of my interest unto the said Thanh Van Nguyen, his heirs and assigns, and I, Trung Phan covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of March, 2005.

Trung Phan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within name Trung Phan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 29, 2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 28th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 11-7-2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.