This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6050156
Information in this document furnished by the parties and relied upon by the preparer of this document.

Davidson County DEEDQC
Recvd: 04/11/05 14:20 2 pgs
Fees:12.00 Taxes:0.00
20050411-0039830

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, **Thuong Nguyen,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Thuong Nguyen and husband, Toan Tran** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1101 on the Plan of Charlotte Park, Section 19, of record in Book 3600, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1101 fronts 81.38 feet on the southeasterly margin of Thunderbird Drive and extends back between lines measuring 150.2 feet on the southwesterly line and 151.8 on the northeasterly line to a dead line in the rear measuring 89.8 feet thereon.

Being the same property conveyed to Thuong Nguyen from Louise N. Watson and Brenda w. Flowers, both unmarried by Deed dated 09/26/03, recorded 09/30/03, in Instrument No. 20030930-0144080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record inBook 3821, page 399, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

T N Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 4 day of April, 2005.

Thuong Nguyen

STATE OF TENNESSEE
COUNTY OF

On this 4 day of April, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thuong Nguyen** 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.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE
COUNTY OF

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

Affiant

Subscribed and sworn to before me this 4th day of April, 2005.

Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008