Prepared by:
Grissim Title & Escrow, LLC
2309 Crestmoor, Suite 300
Nashville, TN 37215
615.298.1826

Davidson County	DEEDQC
Recvd: 07/26/05 14:51	2 pgs
Fees:12.00 Taxes:0.00	
20050726-0087001	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 11th day of June, 2005.

Notary Public
My Commission Expires: 11-22-08

LEONARD C. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Bao Tri Nguyen 6043 Charlotte Pike Nashville, TN 37209	Same	091-13-0-326.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Loc Nguyen and wife Loi Nguyen**, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Bao Tri Nguyen** (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

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

LAND in Davidson County, Tennessee, being a lot or parcel in the 8th, formerly 12th, Civil District of said County and State, and being apart of Lot No. 8 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to survey made by John M. Sullivan, Surveyor, dated 1/28/46, as follows:

BEGINNING at the southeast corner of Cowean Avenue and Charlotte Road; thence with the southerly margin of said road eastwardly 60 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots southwardly 187 feet; thence S60 deg. 28 min. W 69.5 feet to the easterly margin of said Avenue; thence with the Easterly margin of said Avenue, northwardly 20 feet West 46.5 feet to the BEGINNING.

BEING the same property conveyed to Loc Nguyen, Bao Tri Nguyen, and Loi Nguyen by deed dated 7/20/04 of record in Instrument No. 20040722-0087704, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **6043 Charlotte Pike, Nashville, TN 37209**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 11th day of June, 2005.

Loc Nguyen

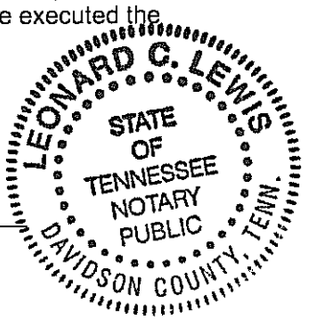
Loi Nguyen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Loc Nguyen**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of June, 2005.



Leonard C. Lewis
NOTARY PUBLIC

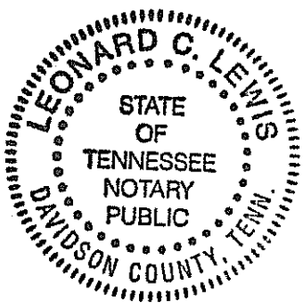
My Commission expires: 11-22-08

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Loi Nguyen**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of June, 2005.



Leonard C. Lewis
NOTARY PUBLIC

My Commission expires: 11-22-08