This Instrument prepared by:
TED F. WALKER
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Nashville, Tennessee 37219
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Davidson County DEEDQC
Recvd: 09/08/05 14:16 2 pgs
Fees:12.00 Taxes:0.00
20050908-0108262

QUIT CLAIM DEED

ADDRESS NEW	SEND TAX BILLS TO	MAP & PAR. #
Cindy Ho Tan 1156 Shawnee Road Madison, Tennessee 37115	Fifth Third Bank Madisonville Operations Center Mail Drop 1MOC2L Cincinnati, Ohio 45263-5300	52-8-A263

KNOW ALL MEN BY THESE PRESENTS:

That Don Phan for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed August 3, 2005, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 05D-2757, between Don Phan, Plaintiff, and Cindy Ho ~~Phan~~, Defendant, does hereby demise, release and forever quitclaim unto the said Cindy Ho Tan, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 116 on the Plan of Heron Walk, Section 4, Phase 2, of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed Allen Earps Builders, LLC, to Don Phan and wife, Cindy Ho Tan, by Warranty Deed of record in Book 11362, Page 192, Register's Office, Davidson County, Tennessee.

The said Cindy Ho Tan hereby assumes, agrees to pay and agrees to hold Don Phan harmless from one Deed of Trust Note in favor of Tennessee Mortgage Corporation, said note bearing an original unpaid principal balance of $77,500.00, as evidenced by a Deed of Trust of record in Book 11362, Page 195, Register's Office, Davidson County, Tennessee. Said Deed of Trust was transferred to Franklin Financial Mortgage by Corporation Assignment of record in Book 11362, Page 205, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as 1156 Shawnee Road, Madison, Tennessee, 37115.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of August, 2005.

DON PHAN

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DON PHAN, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Madison, Tennessee, this 29th day of August, 2005

NOTARY PUBLIC

ANGELA D. YORK NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission expires: 7/21/2007.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

CINDY HO TAN
AFFIANT

Sworn to and subscribed before me this 29 day of August, 2005

NOTARY PUBLIC

ANGELA D. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07.

This instrument was prepared from information provided by parties.