SEND TAX BILLS TO:

WELLS FARGO MORTGAGE
P.O. BOX 650769
DALLAS, TEXAS 75265-0769
(800) 222-0238

NAME AND ADDRESS OF OWNER:

KHEM SIVONGXAY
609 RANSOM WAY
ANTIOCH, TN 37013

THIS INSTRUMENT PREPARED BY:
STONECREST MORTGAGE CORP
5227 Murfreesboro Road, Suite 103
LaVergne, TN 37086

INFORMATION FOR DESCRIPTION OF PROPERTY HEREIN FURNISHED BY THE PARTIES:

Davidson County DEEDQC
Recvd: 12/13/05 12:53 2 pgs
Fees:12.00 Taxes:0.00
20051213-0149630

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, AI SIVONGXAY, have this day bargained and sold and do hereby convey and quitclaim unto KHEM SIVONGXAY, her heirs and assigns forever, all (100%) of my right, title, and interest in and to certain property located and situated in the Ransom Village Subdivision. Deed of Trust executed by Khem Sivongxay and husband, Ai Sivongxay to Gary Fisher, Trustee, to secure to Professional Mortgage Group, Inc., in the original amount of $123,300.00, of record in Book/Instrument 20050113-0004894, Register's Office, Davidson County, Tennessee, dated 1/4/2005, recorded 1/13/2005. This improved property is known as 609 Ransom Way, Antioch, TN 37013.

BEING Lot No.18, Ransom Village, as shown of record by plat of record in Plat Book 7900, page 833 and 834, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance ~~is subject~~ to any and all existing easements and restriction of record. Being the same property conveyed to Ai Sivongxay and wife, Khem Sivongxay by Warranty Deed from John B, Hodsden and wife, Angela R. Hodsden, of record in Book 10999, page 532, dated 6/29/1998 and recorded on 6/30/1998, Register's Office for Davidson County, Tennessee, and being further conveyed to Khem Sivongxay by Quitclaim Deed from Ai Sivongxay, of record Instrument Number 200410080121822, dated 11/04/2003, and recorded 10/8/2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, unto the said Khem Sivongxay, her successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Ai Sivongxay has hererto set his hand this the 29 day of NOVEMBER, 2005.

X Ai
AI SIVONGXAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named AI SIVONGXAY the bargainer with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee this 12 day of December, 2005.

J. AQUINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/2/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none. This deed is executed pursuant to a personal settlement decree which represents an adjustment of property rights between husband and wife, and is exempt from transfer tax.

AFFIANT

Sworn to and subscribed before me
This the _____ day of _____, 2005.

NOTARY PUBLIC FOR THE
STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 21 DAY OF Dec 20 05

Deputy Register