This instrument was prepared solely from information provided by and at the direction of the parties to the transaction and without the benefit of an independent title search.

File in Box 19-B

Davidson County DEEDQC
Recvd: 01/19/06 10:28 2 pgs
Fees:12.00 Taxes:0.00

20060119-0007108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map: 164-13
Parcel: 160.00

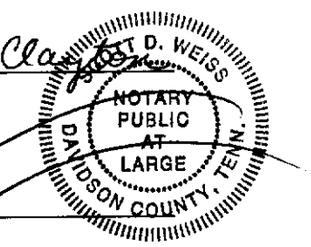
The actual consideration or value, whichever is greater, for this transfer is $0.00

Carolyn D. Clayton
Affiant

Subscribed and sworn to before me this the 12th day of January, 2006.

Notary Public

My Commission Expires: 3/31/07



THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW 761 OLD HICKORY BLVD., SUITE 301 BRENTWOOD, TENNESSEE 37027

ADDRESS OF NEW OWNER (S):	SEND TAX BILLS TO:
Borey Chan	"NEW OWNERS"
(Name)	(Name)
5724 Murphywood Crossing	
(Street Address)	(Street Address)
Antioch Tennessee 37013	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, that **Bryant T. Chan, Married,** hereinafter called the **"Grantor"**, does hereby quitclaim all of his right, title and interest to **Borey Chan, Unmarried,** hereinafter called the **"Grantee"**, his successors, heirs and or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of Asheford Crossing, Section Three of record in Book 9700, Page 545, Register's Office for said County, reference to which is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Bryant T. Chan, Married, and Borey Chan, Unmarried at Tenants in Common with Right of Survivorship, by Deed from Mark C. Dahlman and wife, Kathryn R. Ryan-Dahlman, of record in Instrument No. 20041021-0127015, Register's Office for Davidson County, Tennessee.

Being improved property known as 5724 Murphywood Crossing, Antioch, Tennessee 37013.

Said property is conveyed subject to all liens of record, restrictions, easements, all zoning regulations, building restrictions, setback lines and agreements of the parties, their successors and assigns and other such limitations, restrictions, and encumbrances as may affect the premises.

The subject property is not now, nor has it ever been, the principal residence of the Grantor herein.

IN WITNESS HEREOF, I have hereunto set my hand on this the 12th day of January, 2006.

BRYANT T. CHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Bryant T. Chan,** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of January, 2006.

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/31/07