BOX 10-B

Davidson County DEEDQC
Recvd: 03/28/06 11:27 2 pgs
Fees:12.00 Taxes:0.00

20060328-0035135

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NI MINH LE, ET UX	**SAME**	**102-3-115**
(NAME) **529 LANDAU DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

PICK-UP

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TAN KHOA NGUYEN AND WIFE, BACH MAI THI LE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST, UNTO **NI MINH LE AND WIFE, LA THI MAI,** THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1263 on the Plan of Charlotte Park , Section XVIII, as of record in Book 3600, pages 51 and 52, Register's Office for said County..

Said Lot fronts 80 feet on the southerly side of Landau Drive and runs back 169.4 feet on the easterly line and 169.9 feet on the westerly line to a dead line in the rear on which it measures 67.05. feet.

Being the same property conveyed to Tan Khoa Nguyen and wife, Bach Mai Thi Ha Le by deed from Xuan Tan Nguyen and wife, Ruoc Thi Nguyen of record in Instrument #20000626-0063323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 3600, pages 51 and 52, and any and all other easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as

529 LANDAU DRIVE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28 day of **MARCH, 2006.**

TAN KHOA NGUYEN

BACH MAI THI LE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tan Khoa Nguyen and Bach Mai Thi Le**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of **MARCH, 2006.**

My Commission Expires: **SEPTEMBER 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Notary Public