Davidson County DEEDQC
Recvd: 05/09/06 12:26 1 pgs
Fees:12.00 Taxes:0.00

20060509-0054257

RECORD AND RETURN TO:
TN Title and Escrow, LLC
1808 Rory Cove
Lavergne, TN 37086

QUITCLAIM DEED

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

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 11th **day of** April, **200** 6.

Notary Public
MY COMMISSION EXPIRES: 5/24/08

THIS INSTRUMENT WAS PREPARED BY
TN Title and Escrow, LLC – 1808 Rory Cove, Lavergne, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khain Mitsamphanh **and wife, Yaem Mitsamphanh** **124 Antioch Court** **Antioch, TN 37013**	**SAME**	**148-03-0-164.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Khain Mitsamphanh, and wife, Yaem Mitsamphanh and Bounchanh Douangvilay

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ~~UNTO~~ our interest, unto:

Khain Mitsamphanh, and wife, Yaem Mitsamphanh

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A".

Being the same property conveyed to Khain Mitsamphanh, and wife, Yaem Mitsamphanh and Bounchanh Douangvilay by deed dated 01/15/1988 from Dennis W. Mialki, unmarried, recorded 06/30/1988, of record in Book 7588, Page 186, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as: 124 Antioch Court – Antioch, TN 37013

~~* Somphet M. Douangvilay is joining in this conveyance to waive all marital interests she may have.~~

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said *GRANTEE(S), He/Her/ Their heirs* and assigns forever, and *do(es)* covenant with the said *GRANTEE(S)* that I/we have lawfully seized and possessed of said land in fee simple, *have* a good right to convey it and the same is unencumbered, unless otherwise herein set out; and *do(es)* further covenant and bind *myself/ourselves, my/our* heirs and representatives, to warrant and forever defend the title to the said land to the said *GRANTEE(S),his/her/ their* heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 April 2006.

Khain Mitsamphanh

Bounchanh Douangvilay

Yaem Mitsamphanh

~~Somphet M. Douangvilay~~

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 **Khain Mitsamphanh, Yaem Mitsamphanh , Bounchanh Douangvilay and Somphet M. Douangvilay, the *bargainor(s)* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal this 11th day of April 2006.

PATRICIA K. GOBER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 5/24/08