THIS INSTRUMENT
WAS PREPARED BY:

Tom R. Smith
Attorney At Law
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

Davidson County DEEDQC
Recvd: 06/07/06 12:32 2 pgs
Fees:12.00 Taxes:0.00
20060607-0067593

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 23rd day of May, 2006.

NOTARY PUBLIC

My Commission Expires:

NEW OWNER

Liem T. and Linh T. Nguyen
522 Park Court
Nashville, TN 37211

SEND TAX BILLS TO:

Same

MAP/PARCEL

Map 162-1E/20

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, QUANG D. NGUYEN and wife, HUONG N. NGUYEN, hereinafter called the Grantors, by these presents, do hereby quitclaim and convey unto Liem T. NGUYEN and wife, LINH T. NGUYEN, hereinafter referred to as Grantees, their successors, heirs and assigns all of our rights, title and interest in and to the following described real property located in Nashville, Davidson County, Tennessee, and more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Park Court, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 967, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed unto Michael Nguyen and Rachel Mai Tran of record as Instrument No. 20020102-0000661, recorded on 01/02/02 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto Quang D. Nguyen and wife, Huong N. Nguyen from Michael Nguyen and wife, Rachel Mai Tran by Warranty Deed, Instrument No. 20041105-0133896 of record in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 522 Park Court, Nashville, Tennessee, 37211.

Said property is conveyed subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable. Although Grantor believes that property taxes are current, the Grantee shall be responsible to pay any and all

unpaid real property taxes that may be currently due on said real property.

THIS IS A QUITCLAIM DEED AND CONTAINS NO WARRANTIES.

QUANG D. NGUYEN, Grantor

HUONG N. NGUYEN, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named QUANG D. NGUYEN, Grantor, 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 at office this 24 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: May 22, 2010

BEN ZEIDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named HUONG N. NGUYEN, Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 24 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: May 22, 2010

BEN ZEIDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY