THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Boonpheng Niravong 4603 Artelia Drive Antioch, TN. 37013	Columbia National Incorporated P.O. Box 3050 Columbia, MD 21045-6050	148-8-88

For and in Consideration of A Final Decree of Divorce in the in the Circuit Court for Davidson County, Tennessee, Khamta Niravong, by these presents do hereby quitclaim and convey unto Boonpheng Niravong, his successors and assigns, all my marital right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Hazelwood, Section 13, as of record in Book 4595, page 98, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Bounpheng Niravong and wife, Khamta Niravong by deed from Richard J. Sanders and wife, Margaret P. Sanders of record in Book 10906, page 361, Register's Office for Davidson County, Tennessee.

Bounpheng Niravong and Boonpheng Niravong being one and the same person. The warranty deed had Bounpheng Niravong which was incorrect spelling. It should be Boonpheng Niravong.

This conveyance is being made in consideration of consideration of a Final Decree of Divorce of the parties in the Circuit Court for Davidson County, Tennessee, styled: BOONPHENG NIRAVONG vs. KHAMTA NIRAVONG, Docket Number 06D-503.

This conveyance is subject to any and all outstanding indebtedness thereon.

This is improved property known as: 4603 Artelia Drive, Antioch, TN. 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -0-.

Khamta Niravong
Affiant

Subscribed and sworn to before me this the 13 day of Feb, 2006.

My Commission Expires:
1-24-09

Martha C Child
Notary Public

Davidson County DEEDQC
Recvd: 09/15/06 15:09 2 pgs
Fees:12.00 Taxes:0.00
20060915-0114712

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 13 day of Feb, 2006.

Khamta Niravong

Khamta Niravong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Khamta Niravong, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13 day of Feb, 2006.

My Commission Expires:

1-24-09

Notary Public

quitc-d2
ibmpts