Davidson County DEEDQC
Recvd: 07/06/07 11:54 3 pgs
Fees:17.00 Taxes:0.00
20070706-0080728

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Tan V. Pham and Dung N. Bui	Same	Map: 47
6501 Thunderbird Drive Nashville, TN 37209		Parcel: 17.00
This instrument prepared by: Joseph V. Ferrelli, Attorney 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205 ***This instrument was prepared using information provided by the parties.***		

QUITCLAIM DEED

Know all persons by these presents, **Tan V. Pham, married,** (hereinafter referred to as the "Grantor"), do hereby bargain, sell, quitclaim and convey unto **Tan V. Pham and Dung N. Bui, married,** (hereinafter referred to as the "Grantee"), the following described real estate located in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto.

BEING the same property conveyed to Tan V. Pham, by Warranty Deed from E. R. Rutherford dated June 20, 2007,of record in Instrument Number 20070621-0074056, recorded on June 21, 2007, Register's Office Davidson County, Tennessee

This is property commonly known as 5529 Old Hickory Blvd., Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29th day of June, 2007

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

IN WITNESS WHEREOF, the Grantor have caused this Quitclaim Deed to be executed this 29TH day of June, 2007.

Tan Pham
TAN V. PHAM

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 29TH day of June, 2007, before me personally appeared Tan V. Pham, to me known to the persons who executed the foregoing instrument and acknowledged that they executed the same representing their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of June, 2007.



Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

EXHIBIT A

Beginning at a P .K. nail set in a paved driveway in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast comer of Tract I; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 deg. 04 min. 59 sec. West, 343.53 feet to an iron rod set at a comer of Tract 3; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 3 on newly established lines to points as follows North 56 deg. 06 min. 22 sec. West, 374.23 feet to an iron rod set; North 70 deg. 02 min. 00 sec. West, 820.39 feet to an iron rod set; South 21 deg. 59 min. 37 sec. West, 200.12 feet to an iron rod set in the north boundary line of the Woodrow T. Harry et ux property; thence along the north boundary line of the Harry property and then the Barnsdale J. Carter, Jr. property to points as follows: North 70 deg. 02 min. 00 sec. West, 333.36 feet to an iron rod set; North 70 deg. 20 min. 56 sec. West, 1487.43 feet to an existing iron rod at the northwest comer of the Carter property , the northeast comer of the Lawrence Alton Smith et ux property , and the southeast comer of the Thomas B. Vester et ux property; thence along the east boundary line of the Vester property North 22 deg. 58 min. 11 sec. East, 603.21 feet to an existing iron rod at the southwest comer of the Margaret Y. Slea property; thence along the south boundary line of the Slea property South 70 deg. 17 min. 09 sec. East, 1491.08 feet to an iron rod set at the northwest corner of Tract 1; thence with boundary lines of Tract 1 on newly established lines to points as follows: South 21 deg. 59 min. 38 sec. West, 160.00 feet to an iron rod set; South 70 deg. 07 min. 43 sec. East, 1306.76 feet to an iron rod set; South 72 deg. 56 min. 33 sec. East, 200.65 feet to the point of beginning, containing 30.90 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.