This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070319

Davidson County DEEDQC
Recvd: 07/31/07 11:03 2 pgs
Fees:12.00 Taxes:0.00
20070731-0090657

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Tin Duy Nguyen, unmarried** do hereby bargain, sell, release, remise, quitclaim and convey unto **Tin Duy Nguyen, unmarried and Than Nguyen, unmarried,** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN, being Lot No. 17, on the Plan of Section One, Ransom Park, of record in Instrument No. 20011023-0115381, Register's Office for Davidson County,TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tin Duy Nguyen, unmarried by Warranty Deed of record in Instrument Number 20070717-0085098, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TDN
Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 30th day of July, 2007.

Tin Duy Nguyen

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of July, 2007, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tin Duy Nguyen** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2007.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Tax/Map ID & Parcel
135-10-0C
019.00

New Owners:
Tin Duy Nguyen and
Thans Nguyen

Send Tax Bills to :
Countrywide Home Loans, Inc.
750 Old Hickory Blvd. #180
Brentwood, TN 37027