THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1446

ADDRESS of NEW OWNER: Tri Van Nguyen
6837 Sunnywood Dr.
NASHVILLE, TN 37211

Davidson County DEEDQC
Recvd: 12/19/07 11:13 3 pgs
Fees:17.00 Taxes:0.00

20071219-0145591

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tri Van Nguyen and Hai Huynh**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Tri Van Nguyen and Ly Thi Vo, Husband and wife, and also joining herein, Hai Huynh and Ngoc Thi Nhu Nguyen, husband and wife** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 152 on the Plan of Section One, Sugar Valley, as shown on plat of record in Plat Book 9700, Page 374, amended in Book 9700, Page 709 and 711, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Beverly Kiske, unmarried from David F. Martin, unmarried, by Deed dated May 14, 2004, and recorded on July 7, 2004, as Document No. 20040707-0080515, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to, **Tri Van Nguyen and Hai Huynh** from, Beverly Kiske unmarried, by Deed dated December 10, 2007, and recorded on 12-19-07, as Document No. 20071219014555 89 Register's Office for Davidson County, Tennessee.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from David F. Martin, unmarried, dated May 14, 2004, and recorded July 7, 2004, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20040707-0080515.

WITNESS Grantor's hand this 10th day of December, 2007.

_____
Witness

_____ {SEAL}
Tri Van Nguyen

_____
Hai Huynh

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 10th day of December, 2007, before me, the undersigned officer duly commissioned and qualified, personally appeared ~~Beverly Kicklo,~~ * known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

* Tri Van Nguyen + HAI Huynh

_____
Notary Public

My Commission expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$219,000.00~~ $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 10th day of December, 2007.

_____
Notary Public
My Commission expires: 9-19-07

Person or Agency responsible for taxes:
Tri Van Nguyen and Hai Huynh
6837 Sunnywood Drive
Nashville, TN 37211

MAP & PARCEL: 181-01-0A-049.00 CO

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.