Subject Property: **Map #:** 181 – 10 **Group #:** ____ **Parcel #:** 2

Property Address: 701 Waller Road; Brentwood, TN 37027

New Owner: Von P. Khamken, aka Phanhnavong Chanthachit **Send Tax Bill to:**
Address: 701 Waller Road — Same address as
Brentwood, TN 37027 — Previously provided

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, Davidson County Circuit Court Case Number 07D-1680, and for good and valuable consideration, and no monetary consideration, I, **Jimmy M. Khamken**, hereby quitclaim and convey to **Von P. Khamken**, the said Von P. Khamken being one and the same as **Phanhnavong Chanthachit**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Map 181-10, Parcel 2
Being Lot No. 4, on the Plan of Final Plat of Phase One, Bedford Forrest, of record in Plat Book 9700, Page 771, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Map 181-00, Parcel 238
Land in 2nd Civil District of Davidson County, Tennessee, being Tract 3, an adjacent tract to Phase One, Bedford Forrest, drafted by Gresham, Smith, and Partners, dated 11/30/99, more particularly described as follows:

Beginning at the common rear corner of lots 3 and 4 on the Plan of Bedford Forrest, Phase I, said plan of record on Book 9700, Page 171, said Register's Office.

Thence running north 24 deg. 09' 52" West, a distance of 574.84 feet to a point; thence, running North 68 deg. 59' 05" East, a distance of 245.76 feet to a point; thence running along the common boundary with Lot No. 4 on the Plan of Bedford Forrest, Phase I, South 99 deg. 33' 05" East, a distance of 612.64 feet to a point; said point being the point of beginning.

Being the same property conveyed to **Jimmy M. Khamken** and Wife, **Von P. Khamken**, by Deed from **Valentin Serban** and Wife, **Simona Serban**, of record in Instrument Number 20030121-0008176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 11371, Page 11, Register's Office for said County.

This conveyance is made subject to (1) all matters appearing on the Plan of record in Plat Book 9700, Page 771, said Register's Office; (2) sewer and

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record in Instrument 20020325-0035665, said Register's Office; and (3) easement for flowage of creek of record in Book 11030, Page 746 and Book 11177, Page 411, said Register's Office.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 8 day of April, 2008.

Jimmy M. Khamken

This is improved property, known as 701 Waller Road; Brentwood, TN 37027.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy M. Khamken**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of April, 2008.

NOTARY PUBLIC

1-24-09
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 12th day of May, 2008.

NOTARY PUBLIC

My commission expires

CAROL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires OCT. 13, 2010

The actual consideration or value, whichever is greater, is $0.