Davidson County DEEDQC
Recvd: 09/22/08 09:40 2 pgs
Fees:12.00 Taxes:0.00
20080922-0096135

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Luthay Bangphaxay and wife, Khiem Bangphaxay, by these presents do hereby quitclaim and convey to Don Nardee and Khampheng Nardee, all of our right, title, life estate and interest in and to the following described tract of land to wit:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Windsor Park of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Luthay Bangphaxay and wife, Khiem Bangphaxay, by Warranty Deed from M. Kevin Gass and wife, Tami M. Gass recorded in Book 9504, Page 163, Register's Office for Davidson County, Tennessee.

Source of legal description is from existing documents. No new survey was done.

This instrument is subject to any and all restrictions, covenants, conditions, and building setback lines of record.

This is improved property is known as 446 Tampa Drive, Nashville, TN 37211.

WITNESS my hand and seal on this 8th day of September, 2008.

Luthay Bangphaxay

Khiem Bangphaxay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luthay Bangphaxay and wife, Khiem Bangphaxay, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 2008.

My commission expires: 5/22/10

Notary Public

MARK A. ELLMORE JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 8th day of September, 2008.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5/22/10

ADDRESS OF NEW OWNERS:
Don and Khampheng Nardee
446 Tampa Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

Map/Parcel:
133-12-90.00