This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 11/18/09 16:05 2 pgs
Fees:12.00 Taxes:0.00
20091118-0106302

ADDRESS NEW OWNER:
Mai Tuyet Pham
1453 Station Four Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
owner

MAP **064-01-0**
GROUP
PARCEL **127.00**

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENFIT OF TITLE EXAMINATION

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, I, **Trung T. Le** hereinafter called the "GRANTOR", have bargained and sold , and by these presents, does transfer and convey all right, title and interest that I may have in and to the following described real property unto **Mai Tuyet Pham** , hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90, Phase Two, Cleveland Hall Subdivision, as shown on Plat of record in Instrument Number 20020304-0026804 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Trung T. Le, married by deed from Danny W. Adams and wife, Carol L. Adams, dated August 19, 2003, of record in Instrument No. 20030910-0131841, further, an interest was conveyed to Mai Tuyet Pham of record in Instrument No. 20040114-0005559 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is improved property known as 1453 Station Four Lane, Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of

said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 17th day of November, 2009 .

Trung T. Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Trung T. Le** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of November , 2009

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2009.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION: I, Justin Conn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Justin Conn

State of Tennessee;County of Davidson
On this 17th day of November, 2009, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Waynick

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011