This Instrument Prepared By:
Brentwood Title & Escrow
320 Seven Springs Way, Ste 150
Brentwood, TN 37027

Return to: Chieu Tran
3900 Hillsboro Pike, #4
Nashville, TN 37215

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, **Tiffany Tran Chin, unmarried,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Chieu Tran** 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, Tennessee, being Lot No. 169 on the Plan of Battlewood Subdivision, Section 2, as of record in Book 1835, pages 95 and 96, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany Tran Chin by Warranty Deed from Southeast Financial Federal Credit Union, dated 3/9/09 and recorded 3/12/09 in Instrument No. 20090312-0022528 in the Register's Office of 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.

Property address: 804 Drummond Drive, Nashville, TN 37211

Initial(s).

BILL GARRETT, Davidson County
Trans:T20100031638 DEEDQC
Recvd: 05/26/10 11:02 2 pgs
Fees:12.00 Taxes:0.00
20100526-0040543

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 12 day of May, 2010.

Tiffany Tran Chin

STATE OF Malaysia
COUNTY OF City of Kuala Lumpur
Embassy of the United States of America } ss:

On this _____ day of 12 MAY 2010, 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tiffany Tran Chin** 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 her free act and deed.

CONSULAR SERVICE OF THE UNITED STATES OF AMERICA KUALA LUMPUR

Notary Public

Linda M. Sorgi
Consular Associate

My Commission Expires: 07 AUG 2011

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24 day of May, 2010.

Notary Public

My Commission Expires:

CONNIE S. MADDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

Tax/Map ID & Parcel:
119-12-0
063.00

New Owners:
Chieu Tran
c/o 3900 Hillsboro Pike, #4
Nashville, TN 37215

Send Tax Bills to :
Chieu Tran
c/o 3900 Hillsboro Pike, #4
Nashville, TN 37215