THIS DOCUMENT PREPARED BY:
First National Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592

AFTER RECORDING RETURN TO:
Hung K. Bui
370 Wallace Rd., Unit C-10
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20100042425 DEEDQC
Recvd: 07/12/10 09:33 2 pgs
Fees:12.00 Taxes:0.00
20100712-0054261

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QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS AS TO THE ACCURACY OF THE DESCRIPTION, STATUS OF TITLE, NOR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

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, **Hung K. Bui**, hereinafter referred to as Grantor(s), do hereby bargain, sell, remise, release, quit claim and convey unto **Hung K. Bui and Pakinee Moolsarn, husband and wife,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

BEING Unit No. C-10 of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Hung K. Bui by Warranty Deed from Rajiv Anand and wife, Vinita Anand, dated February 2, 2006, recorded February 21, 2006, of record in Instrument No. 20060221-0020114, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6594, Page 502; Book 7044, Page 209; and Book 6594, Page 547, said Register's Office.

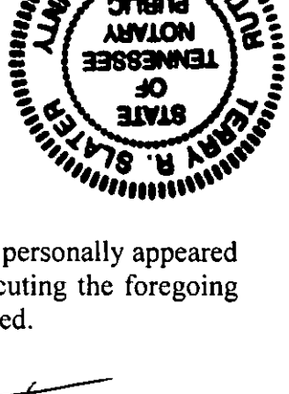
This conveyance is made subject to: (1) 2010 Davidson County Taxes; (2) All matters appearing on the Plan shown as Exhibit A-2 in the Master Deed of record in Book 6594, Page 502, said Register's Office; (3) Sanitary Sewer Easement of record in Book 6695, Page 22, said Register's Office; (4) Easement to First Suburban Water Utility District of record in Book 4435, Page 29, said Register's Office; (5) an and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 370 Wallace Rd.; Unit C-10, Nashville, TN 37211

WITNESS Grantor's hand this 9th day of July, 2010.

Hung K. Bui

(Seal)



State of TENNESSEE
County of DAVIDSON

On this the 9th day of July, 2010, before me, the undersigned officer, personally appeared Hung K. Bui, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

Notary Public

My Commission expires: 8/20/2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2010

Notary Public

MY COMMISSION EXPIRES: 8/20/2013

(Affix Seal)

Name of Owner and Property Address:
Hung K. Bui and Pakinee Moolsarn
370 Wallace Rd., Unit C-10
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Hung K. Bui and Pakinee Moolsarn
370 Wallace Rd., Unit C-10
Nashville, TN 37211

Tax Parcel ID#: Map: 147 Group: 3-0-B Parcel: 89-CO