****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY.****

This Instrument Prepared By & Return To:
Foundation Title And Escrow, LLC
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF Tennessee
County of Davidson
The actual consideration for this transfer is $0.00.

Affiant
Subscribed and sworn to before me, this 15th day of December, 2010.

Notary Public
My Commission Expires: 7/13/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20100079085 DEEDQC
Recvd: 12/16/10 09:35 2 pgs
Fees:12.00 Taxes:0.00
20101216-0099948

QUITCLAIM DEED

NEW OWNER:
Minh Pham and
Anh Vo
4405 Saunders Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
same

MAP/PARCEL
06102015100

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **NGHIA HUY PHAM**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **MINH PHAM and wife, ANH VO, GRANTEE**, all right, title and interest in the said property listed below:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Gra-Mar Acres, Section 1, as of record in Book 2133, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Nghia Huy Pham and Minh Pham by Deed from Richard J. Hearty and Becky L. Hearty, husband and wife, dated April 30, 1999 and recorded in Book 11462, page 910, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4405 Saunders Avenue, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 15th day of December, 2010.

NGHIA HUY PHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, NGHIA HUY PHAM, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2010.

Notary Public
My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON