ADDRESS NEW OWNER:
Phoi Lee
5464 Oak Chase Drive
Antioch, TN 37013

SEND TAX BILLS TO:
same as new owner

MAP/PARCEL NO:
173-4-O-A-295

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHOI LE and wife, DIEP DOAN do hereby remise, release and quitclaim unto TUNG THI LE a ten percent (10%) undivided interest, and unto PHA DUC LE a ten percent (10%) undivided interest, each in and to the following described land in Davidson County, Tennessee (the "Property"), to wit:

Land in Davidson County, Tennessee, being Lot No. 240, on the First Revision of Phase Three, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phoi Le and Diep Doan, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated October 27, 2005, of record as Instrument No. 20060201-0012450, said Register's Office.

This property is known as: 5464 Oak Chase Drive, Antioch, TN 37013

Following the transfer of the interests transferred pursuant hereto, title to the Property shall be vested as follows: Phoi Le and Diep Doan, as to an eighty percent (60%) undivided interest, Tung Phi Le as to a ten percent (20%) undivided interest and Pha Duc Le as to a ten percent (20%) undivided interest.

The total fair market value of the Property as of the date hereof is $223,000.00. The intent of the Grantors in granting the interests granted hereby is to comply with the Federal Gift Tax Exclusion for 2012.

WITNESS my hand this the 19th day of November, 2012.

BILL GARRETT, Davidson County
Trans:T20120088753 DEEDQC
Recvd: 11/20/12 11:04 2 pgs
Fees:12.00 Taxes:0.00
20121120-0107007

Phoi Le

Diep Doan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHOI LE AND DIEP DOAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 19th day of November, 2012.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 9/8/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -$0-.

Affiant

Sworn to and subscribed before me,
THIS 19th DAY OF November, 2012.

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/8/13

THIS INSTRUMENT PREPARED
BY: Paul F. Soper, Esq.
West End Title & Escrow
1720 West End Ave., Ste. 300
Nashville, TN 37203
(615) 467-6557

No title examination was performed by West End Title & Escrow, LLC in connection with the preparation of this Instrument, and West End Title & Escrow, LLC makes no representation or warranty regarding the state of the title of, or Grantor's interest in, the subject property.