After Recording Return to:
PHUOC VINH PHAN
940 GALE LANE, UNIT 146
NASHVILLE, TN 37204
File No. 01-12161247-01T

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Davidson County DEEDQC
Recvd: 11/29/12 12:08 5 pgs
Fees:27.00 Taxes:0.00
20121129-0109639

Tax ID No.:
118 05 0A 003.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 13 day of November, 2012, by and between PHUOC VINH PHAN, A MARRIED PERSON, WHO TOOK TITLE AS UNMARRIED, 940 GALE LANE, UNIT 146, NASHVILLE, TN 37204 hereinafter referred to as Grantor(s) and PHUOC VINH PHAN, A MARRIED PERSON, 940 GALE LANE, UNIT 146, NASHVILLE, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 940 GALE LANE, UNIT 146, NASHVILLE, TN 37204
Property Tax ID No.: 118 05 0A 003.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20070806-0093369, Recorded: 08/06/2007

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Mail Tax Statements to
Phuoc Vinh Phan
940 Gale Lane, Unit 146
Nashville, TN 37204

Assessor's parcel No. 118 05 0A 003.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

PHUOC VINH PHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ALVIN JOHNSON SR, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 13TH day of NOVEMBER, 2012.

Notary Public
Commission expires: 11/4/2013

SEE ATTACHED

ALVIN JOHNSON SR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On NOVEMBER 13, 2012 before me, Alvin Johnson, Sr. personally appeared PHUOC VINH PHAN,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

My commission expires November 4, 2013

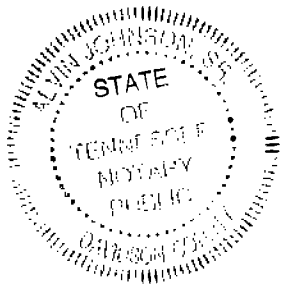


EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING A CERTAIN BUILDING SITE OR LOT, DESIGNATED AS NO. 1-B, AND FURTHER IDENTIFIED AS PARCEL NO. 3 ON PROPERTY MAP NO. 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NDA 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 4460, PAGE 186, AS AMENDED TO "12 SOUTH TOWERS" IN INSTRUMENT NO. 20031107-0163683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

TAX ID NO: 118 05 0A 003.00

PROPERTY COMMONLY KNOWN AS: 940 GALE LANE, UNIT 146, NASHVILLE, TN 37204

I, Drew Sturniolo, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Melissa Plagman, a notary public for this county and state, Drew J. Sturniolo, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-2015

Notary's Seal:

NOTARIAL SEAL
MELISSA PLAGMAN
Notary Public
CORAOPOLIS BOROUGH, ALLEGHENY COUNTY
My Commission Expires May 19, 2015