Prepare by : MINH. T. NGUYEN and TRAI N. PHAM

406 Basswood Drive, Nashville, TN 37209

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 9th day of January, 2013, by the Grantor,
X Minh T Nguyen and Trai N Pham whose mailing address is
406 Basswood Ave Nashville TN 37209 to the Grantee,
X Sammie U. Nguyen whose mailing address is
6028 Deal Ave, Nashville TN 37209.

WITNESSETH, That the said Grantor, for good consideration and for the sum of $ 0 paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN, to wit:

IN WITNESS WHEREOF, The said Grantee has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Minh Nguyen
Grantor

TRAI PHAM
Grantor

STATE OF Tennessee }
COUNTY OF Davidson }

On January 9 2013 before me, Sydni Stubblefield personally appeared Minh T Nguyen, Trai N. Pham, personally known to me (or 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.

WITNESS my hand and official seal.

Sydni Stubblefield
Signature

Affiant: ____Known ✓ Unknown

ID Produced: 103386977 TN. ID
103446988 TN. ID

[Seal]

SYDNI STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp 12-6-16

Send tax bills to Grantee

BILL GARRETT, Davidson County
Trans: T20130004064 DEEDQC
Recvd: 01/15/13 11:59 2 pgs
Fees: 12.00 Taxes: 0.00
20130115-0004829

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Jan 2013
Deputy Register

Exhibit A

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

MINH T NGUYEN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDUARR
Recvd: 05/27/05 10:43 2 pgs
Fees:13.00 Taxes:210.00
[redacted]
20050527-0060041

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Minh T. Nguyen	Union Planters National Bank, N.A.	Map 091
6028 Deal Avenue	181 Belle Forrest Circle	Group 09-0A
Nashville, TN 37209	Nashville, TN 37221	Parcel 012.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ralph Ruby III and wife, Shawna Ruby

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Minh T. Nguyen and wife, Trai N. Pham

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 12 on the plan of Deal Avenue Planned Unit Development, as of record in Plat Book 6200, Page 354, 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 Ralph Ruby III and Shawna Ruby by deed from Sony Ajayi and Pat O. Ajayi, married as joint tenants with right of survivorship, of record in Instrument 20020926-0117293, dated September 19, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6714, Page 400 and Book 6714, Page 408, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 354, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6028 Deal Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of May, 2005.

Ralph Ruby III

Shawna Ruby