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MAY 21 9 19 AM '90

27484

FROM S.J. Esfidvajani

TO Soghra Karshenas

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Soghra Karshenas	Soghra Karshenas	121
Same	927 Beechbend Drive	190
	Nashville, TN 37221	

THIS INSTRUMENT WAS PREPARED BY
LINDA S. HARRIS
ATTORNEY
761 OLD HICKORY BLVD.
SUITE 305
BRENTWOOD, TN 37027

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
--THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 90.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/26/92

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

We, I, S.J. Esfidvajani

by these presents do hereby quitclaim and convey all my right, title and interest unto Soghra Karshenas his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey made by Ralph W.C. Lambert dated April 21, 1973, more particularly described as follows: Said tract is designated as Tract 2, said point being the common corner of Tract 2 and 3, beginning at a point in the westerly margin of Ned Shelton Road, North 87 degrees 15 minutes West 350.2 feet, North 3 degrees 22 minutes East 571.2 feet, South 64 degrees 30 minutes East 226.43 feet to a point in the margin of Couchville Pike, South 46 degrees 30 minutes West 10.0 feet, South 22 degrees 45 minutes East 295.8 feet; North 59 degrees 19 minutes East 10.0 feet to a point in the Westerly margin of Ned Shelton Road; thence along the westerly margin of Ned Shelton Road 215.7 feet to the point of beginning, containing 3.56 acres, more or less.

Being the same property conveyed to S.J. Esfidvajani by deed from Citizens Union National Bank and Trust Company, a national banking association, of record in Book 6864, page 440, said Register's Office.

Included therein, *but excluded therefrom that certain portion of land conveyed to Metropolitan Government of Nashville, Davidson County by deed from S.J. Esfidvajani of record in Book 7653, page 863, said Register's Office, See Attached Description "Exhibit A".

This is { unimproved / improved } property, known as

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of APRIL, 1990

S.J. Esfidvajani

S.J. Esfidvajani

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amanda Hooper, a Notary Public in and for said County and State, the within named, S.J. Esfidvajani the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1990.

Amanda Hooper
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires:
9/25/93

EXHIBIT A

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY FOR STREET PURPOSES: Beginning at a point on the existing right-of-way line of Ned Shelton Road, said point also being on the line between S. J. Esfidvajani (as described on Map 121, Parcel 190 of the Property Map and Records System of Davidson County, Tennessee) and John D. Lyle (as described on Map 121, Parcel 191 of the Property Map and Records System of Davidson County, Tennessee); thence following the line between S. J. Esfidvajani and John D. Lyle N80°03'04"W a distance of 84.69 feet to a point on the proposed right-of-way line of Bell Road; thence following the proposed right-of-way line of Bell Road along a curve to the left having a radius of 1869.86 feet, an arc length of 569.00 feet and a chord bearing of N7°41'33"W a distance of 566.80 feet to a point on the line between S. J. Esfidvajani and the U. S. Army Corps of Engineers; thence along the line between S. J. Esfidvajani and U. S. Army Corps of Engineers S58°20'49"E a distance of 127.35 feet to a steel hub; thence S37°17'38"W a distance of 11.00 feet to a steel hub; thence S14°56'46"E a distance of 295.40 feet to a steel hub; thence S81°05'04"E a distance of 10.12 feet to a steel hub in the existing right-of-way line of Ned Shelton Road; thence following the existing right-of-way line of Ned Shelton Road along a curve to the right having a radius of 492.00 feet, an arc length of 48.70 feet and a chord bearing of S6°38'04"W a distance of 48.68 feet to a steel hub; thence S7°55'12"W a distance of 167.02 feet to the point of beginning, said tract containing 1.166 acres, more or less, and subject to a flowage easement to the United States of America recorded in Book 3889, Page 150, Register's Office for Davidson County, Tennessee.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the proposed right-of-way line of Bell Road, said point also being on the line between S. J. Esfidvajani and John D. Lyle; thence following the line between S. J. Esfidvajani and John D. Lyle N80°03'04"W a distance of 35.31 feet to a point; thence N4°21'06"E a distance of 100.00 feet to a point; thence N11°08'41"W a distance of 494.07 feet to a point on the line between S. J. Esfidvajani and the U. S. Army Corps of Engineers; thence along the line between S. J. Esfidvajani and U. S. Army Corps of Engineers S58°20'49"E a distance of 55.00 feet to a point on the proposed right-of-way line of Bell Road; thence following the proposed right-of-way line of Bell Road along a curve to the right having a radius of 1869.86 feet, an arc length of 569.00 feet and a chord bearing of S7°41'33"E a distance of 566.80 feet to the point of beginning, said easement containing 0.540 acres, more or less, and subject to a flowage easement to the United States of America recorded in Book 3889, Page 150, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to S. J. Esfidvajani by deed from Citizens Union National Bank and Trust Company of record in Book 6864, Page 440, Register's Office for Davidson County, Tennessee.

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