STATE OF TENNESSEE,
COUNTY OF Davidson
The actual consideration for
this transfer is $20,000.

M. Ghiassi A. Ghiassi
Affiant

Sworn to and Subscribed before me
on this the 13 day of December, 1996

NOTARY PUBLIC
My Commission Expires: Jan 29, 2000

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
(WITHOUT BENEFIT OF TITLE SEARCH)

BOOK 10430 PG 811

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
MOHSEN GHIASSI	Same	FIELD BOOK
AGHDAS GHIASSI		03D 88202
3304 QUAIL VIEW DR. NASH TN. 37214		108-12-0-A 038.00 CO

Mail

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cyrus Azhdari and wife, Shahla Azhdari, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto, Mohsen Ghiassi and wife, Aghdas Aghahossin, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being a Unit No. 38, Lot No. 35 on the Plan of Quail Valley Section 4, Phase VII, on the condominium site plan of record in Book 5200, page 522, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cyrus Azhdari and wife, Shahla Azhdari, by deed from Ferco Ltd., a Tennessee General Partnership of record in Book 8513, Page 205, Register's Office for Davidson County, Tennessee.

This is improved property, known as Condo #3302, Quail Valley Road, Nashville, Tennessee.

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, except for taxes for the current year which have been prorated and will be paid by the Grantees in full when due.

And we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 15th day of December, 1997.

Cyrus Azhdari

Shahla Azhdari

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cyrus Azhdari and Shahla Azhdari, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 1997.

Laura B. Rose
NOTARY PUBLIC

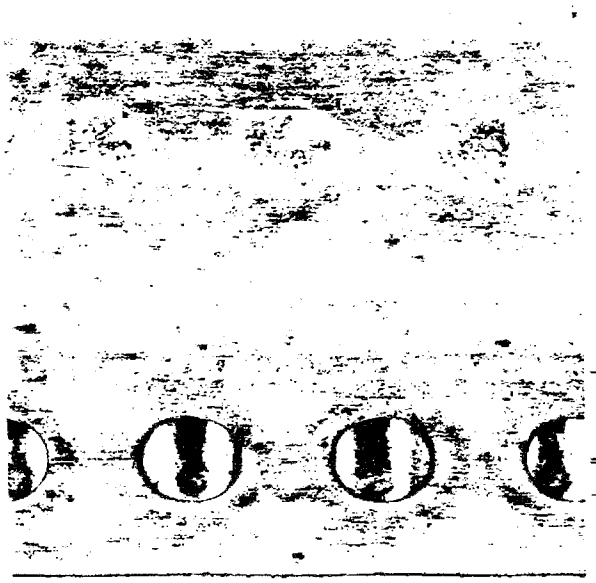
My Commission Expires: 9-26-98

LAURA B. ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

97 APR 28 PM 12:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4029 04/28 0101 01CASH 83.00

0298512
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10430 PG 813

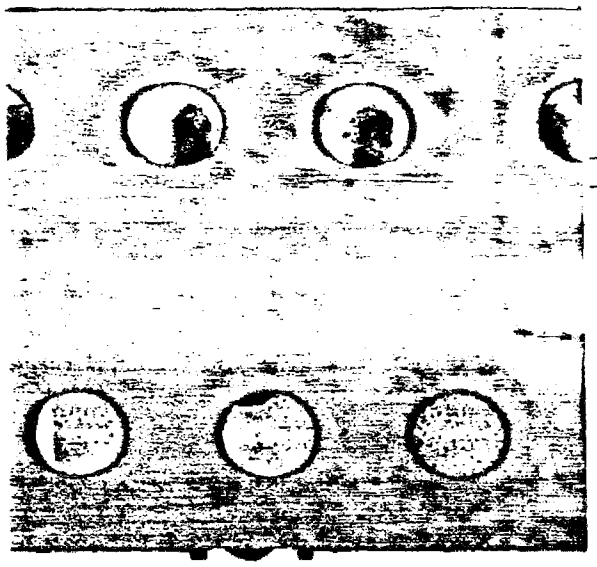
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
MISC 8.00
TOTAL 83.00
CASH 83.00

04/28/97 01 12:46 0001 4039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02985 12
IDENTIF. ↑ REFERENCE

97 APR 28 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144148