QUITCLAIM DEED BOOK 10642 PG 772

BOX #19B

G#97-10-24K

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F.S.B. PROPERTIES, A TENNESSEE	"NEW OWNER"	MAP 104-02-0-A
GENERAL (NAME) PARTNERSHIP	(NAME)	
761 Old Hickory Blvd, Suite 401		PARCELS 001co & 020co
(ADDRESS)	(ADDRESS)	FB #21W-13000 & 21W-13038
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, BIJAN FERDOWSI, MARRIED, and his wife, VENUS FERDOWSI

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO F.S.B. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, BEING NOW SOLELY COMPOSED OF BIJAN FERDOWSI AND VENUS FERDOWSI

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:

LAND in Davidson County, Tennessee, being Units Nos. 1 and 20 of Acklen Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6045, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided 1/34 percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Acklen Place Condominiums, as of record in Book 5200, Page 503, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Bijan Ferdowsi, married, by Deed from Michael W. Owens, of record in Book 9565, Page 547, Register's Office for Davidson County, Tennessee, as pertains to Unit No. 1.

BEING the same property conveyed to Bijon Ferdowsi, d/b/a FSB Properties, by Deed from Dale Lee Whitmarsh Kirby, of record in Book 9497, Page 298, Register's Office for Davidson County, Tennessee, as pertains to Unit No. 20.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof of record in Book 6045, Page 202, and as amended in Book 7011, Page 177, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Acklen Place

CONTINUED

*As to all of their right title and interest in

unimproved ( )
This is improved (X) property, known as 201 Acklen Park Dr, #1 and #20, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness ~~my~~ our hand s this 8th day of October 19 97

BIJAN FERDOWSI

VENUS FERDOWSI

BOOK 10642 PG 773

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 BIJAN FERDOWSI, MARRIED and his wife, VENUS FERDOWSI

the bargainor S, 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 Brentwood, Tennessee, this 8th day of October 19 97.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Condominiums, of record aforementioned; and taxes for the current year which have been assumed by the Grantee herein.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

VENUS Ferdowsi, wife of the above named Bijan Ferdowsi, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

8870 10/10 0101 03CHECK 8.00

IDENTIF. & REFERENCE

97 OCT 10 PM 3:43

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.