THIS INSTRUMENT PREPARED BY:

Mail

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10 =

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30th day of June, 1999.

Notary Public

My Commission Expires: 9. 29. 2001

ADDRESS NEW OWNER

MOHAMMAD GOSHAYESHI
2055 Fairway Court
Kennesaw, Georgia 30144

SEND TAX BILLS TO

MOHAMMAD GOSHAEYSHI
2055 Fairway Court
Kennesaw, Georgia 30144

MAP & PARCEL NOS.

MAP	83-10	Tract I
PARCEL	122	
Map	162	Tract II
Parcel	67	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars (***$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Order and Judgment in the Superior Court of Cobb County, State of Georgia, Civil Action No. 97-1-1208-18, I MAHMOUD MEHRABIAN, hereby quitclaim and convey to MOHAMMAD GOSHAYESHI his successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

061898
IDENTIF. ↑ REFERENCE
99 AUG -2 PM 12:37
ILL BANKHEAD REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
00-18 KOEHECK 10101 020680 8510

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT I
415 Bushnell Street
Nashville, Tennessee

BEING Lots Nos. 45, 46, 47, 48, 49 and 50 on the Map of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description..

BEING the same property conveyed to Mohammad Goshayeshi and Mahmoud Mehrabian by instrument of record in Book 9648, page 274, Register's Office for Davidson County, Tennessee.

TRACT II
1509 Bell Road
Nashville, Tennessee 37211

Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made October 23, 1956, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard as established by deed of record in Book 2480, page 640, in the original west line of said Lot No. 7 at an iron pin and fence post; thence along the original west line of said Lot No. 7 along an old tree and fence line north 0 deg. 30' West 260.0 feet to an iron pin which is 714.0 feet, more or less, south of the original northwest corner of said Lot No. 7; thence North 78 deg. 15' East 257.0 feet to an iron pin; thence South 1 deg. 10' East 254.3 feet to an iron pin in the north margin of Old Hickory Boulevard, as established; thence with the margin of the same along a new fence around a slight curve southwesterly 260.0 feet to the point of beginning.

Land in the 5th Civil District of Davidson County, Tennessee, also known as part of Lot No. 7 on the Map of Division of the lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made on June 29, 1963, by Southern Land Surveying Company, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, said point being the southeast corner of the property conveyed to Richard Rushing and wife, Hestor Rushing, by deed of record in

Book 2602, page 405, said point being represented by an iron pin or post; thence northwardly along the common property line between Rushing and the lands of Luther Jordan and wife, 75.91 feet, more or less, to a post on said property line; thence south 86 deg. 23' west 74.52 feet, more or less, to a post; thence continuing south 71 deg. 45' east, 84.02 feet to a post in the northerly margin of Old Hickory Boulevard; thence westerly along said northern margin of Old Hickory along a slight curve 171.34 feet, more or less, to the point of beginning.

Included in but excluded from the above tracts is the following:

Beginning at a point of intersection of the existing north margin of State Route 254 and the east boundary of the Grover B. Maxwell property; thence with said east boundary north 04 deg. 21 min 3 sec east 3.0 feet, more or less, to a point in the proposed north boundary of State Route 254; thence with said proposed north boundary easterly with a 912.93 foot radius and a length of 442.87 feet to a point; thence southeasterly 7.0 feet, more or less, to a point in the existing north margin of State Route 254; thence with said north margin westerly 445.0 feet, more or less, to the point of beginning and containing 1,553 square feet.

Being the same property in which Grantor's one fourth interest was conveyed to Mohammad Goshayeshi, Masoud Sabzbaluch and Kamal Hajizaden from Mohammad Khosravian of record in Book 8883, page 819, Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Bushnell Street, Nashville, Tennessee 37206 and 1509 Bell Road, Nashville, Tennessee 37211.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 30th day of June, 1999.

Mahmoud Mehrabian

MAHMOUD MEHRABIAN

STATE OF ~~GEORGIA~~ PENNSYLVANIA)
COUNTY OF Philadelphia)

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

WITNESS my hand and official seal this 30th day of June, 1999.

Christina A. Scelsi

Notary Public

My Commission Expires: _____

Notarial Seal
Christina A. Scelsi, Notary Public
Philadelphia, Philadelphia County
My Commission Expires May 30, 2002
Member, Pennsylvania Association of Notaries

