THIS INSTRUMENT PREPARED BY:

BOBBY D. DAVIS, ATTORNEY
PROFESSIONAL TITLE & ESCROW
101 SHEPHERD HILLS DRIVE
MADISON, TENNESSEE 37115

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP/PARCEL
BIJAN SHAGHAGHI	SAME AS OWNER	63-1--27
515 NAWAKWA TRAIL		
MADISON, TENNESSEE 37115		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Yadollah Kafifarashah, hereinafter referred to as the "Grantor" and Bijan Shaghaghi and Farhad Shaghaghi as Tenants in Common, hereinafter referred to as the "Grantees":

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, Yadollah Kafifarashah, has this day bargained, sold and quit-claimed unto Bijan Shaghaghi and Farhad Shaghaghi, as Tenants in Common, their heirs and assigns, all his one-third (1/3) interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and described as follows, to-wit: Being Tract No. Thirteen (13) on the Map of Nawakwa Hills Annex, being a subdivision of Kennedy and Graves Baine Trace, a plan of which is of record in Book 843, page 64, Register's Office for Davidson County, Tennessee. Said Tract No. 13 being more particularly described as follows, to-wit: Beginning at a point in Nawakwa Trail, being the northeast corner of Tract No. Twelve (12); thence north 66 3/4 degrees east 203.1 feet to a point in Nawakwa Trail, being the corner of Tracts Nos. 13 and 14; thence south 31 degrees 20 minutes east 17 feet to a point in the southerly margin of Nawakwa Trail; thence continuing south 31 degrees 20 minutes east 1060.75 feet to a point in the northerly line of Tract No. 11; thence south 66 degrees west 203.1 feet to a point in the southerly margin of Nawakwa Trail; thence continuing north 31 degrees 20 minutes west 17 feet to the point of beginning, containing 5 acres more or less.
>
> BEING the same property conveyed to Yadollah Kafifarashah and Bijan Shaghaghi and Farhad Shaghaghi as Tenants in Common by deed from B. M. Bryant, unmarried, of record in Book 11417, Page 646, Register's Office for Davidson County, Tennessee.

THIS INFORMATION FURNISHED BY THE GRANTORS HEREIN AND NO TITLE SEARCH HAS BEEN DONE AND NO GUARANTY IS GIVEN TO THE VALIDITY OF THE TITLE HEREIN.

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

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand on this 12th day of Dec., 2000.

Davidson County DEEDQC
Recvd: 12/15/00 13:58 2pgs
Fees:10.00 Taxes:0.00

20001215-0123484

Y-Kafi farash

Yadollah Kafifarashah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 12th day of Dec, 2000.

Notary Public

My Commission Expires:

9-29-01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual transfer or value, whichever is greater, for this transfer is $0.00.

Farhad Shaghaghi

AFFIANT

Subscribed and sworn to before me this 12th day of Dec., 2000.

Notary Public

My Commission Expires:

9-29-01