QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that Lofty S. Issa, unmarried of the County of Davidson, State of Tennessee, for and in consideration of Ten Dollars and 10/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto Ann L. Akbari, unmarried all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in Davidson County, Tennessee described as follows:

A certain tract o rparcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 22 on the Plan of Oakwood Terrace, Section I, of record in Book 4460, page 54 and 55, Register's Office for said County, Tennessee.

Being the same property conveyed to Ann L. Akbari, unmarried, and Lofty S. Issa, unmarried, as joint tenants with rights of survivorship of record in Book 11765, page 99, Registger's Office for Davidson County, Tennessee.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINTION. INFORMATION USED TO PREPARE THIS INSTRUMENT WAS PROVIDED BY PARTIES INVOLVED.

IN TESTIMONY WHEREOF he/she has(ve) hereunto set his/her hand(s) and seal(s) this 19th day of March, 2001.

Lofty S. Issa

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State of Tennessee

County of DAVIDSON

On this 19th day of March, 2001, before me, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Lofty S. Issa and to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

My Commission expires:

Notary Public

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$0~~ $4,000.00

Affiant

Sworn and subscribed to me this 19th day of March, 2001.

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

My Commission expires:

Notary Public

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Address of New Owner: Ann L. Akbari, unmarried 431 Millwood Dr Nashville, Tn 37217

Improved property known as: 4538 Artellia Drive, Antioch, Tennessee 37013

Mail tax bills: First Nationwide Mortgage P.O. Box 9481 Gaithersburg, MD 20898-9481

Prepared by: Equity Search, Inc. 2323 21st Avenue S. #506, Nashville, TN 37212

Map & Parcel: Map ~~48 Group 8~~ 148-8 Parcel 24

Davidson County DEEDQC
Recvd: 03/22/01 15:42 1pgs
Fees:11.00 Taxes:14.80

20010322-0027940