This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

PICK-UP

NAME AND ADDRESS OF NEW OWNERS:

Nima Z. Eftekhar & Mirian Eftekhar
4328 Central Valley Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

Davidson County DEEDQC
Recvd: 01/14/02 10:19 2pgs
Fees:12.00 Taxes:0.00
20020114-0005302

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Map 87-13/36.00

THIS INSTRUMENT made and entered into on this the 10th day of January, 2002, by and between **NIMA Z. EFTEKHAR, also known as NIMA EFTEKHAR-ZADEH** ("Grantor") and **NIMA Z. EFTEKHAR and wife, MIRIAN EFTEKHAR, as tenants by the entirety** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee and being Lot 15 on the Plan of Central Valley Subdivision, of record in Book 5800, page 71, Register's Office for said County, to which plan reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Nima Eftekhar-Zadeh, a/k/a Nima Z. Eftekhar by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7442, page 616, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Nima Z. Eftekhar, unmarried, and Faris Eftekhar and wife, Afsar Eftekhar, by deed from Nima Z. Eftekhar, of record in Book 7446, page 931, Register's Office for Davidson County, Tennessee. Faris Eftekhar and wife, Afsar having quitclaimed their interest in and to said property to Nima Z. Eftekhar by Quitclaim Deed of record in Book 9401, page 241, said Register's Office.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as **4328 Central Valley Drive, Hermitage, TN 37076**

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 10th day of January, 2002.

Nima Z. Eftekhar
NIMA Z. EFTEKHAR

Nima Z. Eftekhar-Zadeh
A//K/A NIMA EFTEKHAR-ZADEH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RUTH R. CUSHENBERRY a Notary Public in and for said County and State, the within named, Nima Z. Eftekhar, a/k/a Nima Eftekhar-Zadeh, 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2002

Ruth R. Cushenberry
Notary Public

My Commission Expires: 3-26-05

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ -0-.

Nima Z. Eftekhar
Nima Z. Eftekhar

Sworn to and subscribed before me this 10th day of January, 2002.

Ruth R. Cushenberry
Notary Public

My Commission Expires: 3-26-05