Davidson County DEEDQC
Recvd: 05/01/02 13:04 3pgs
Fees:17.00 Taxes:0.00
20020501-0053534

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Millennium Properties, Inc. (NAME)	New Owners (NAME)	MAP 72-15
1601-B / 1603 Riverside Dr. (STREET ADDRESS OR ROUTE NUMBER)	655 Harpeth Trace Drive (STREET ADDRESS)	PARCEL 213
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2002.

Notary Public

MY COMMISSION EXPIRES: 3.25.06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Simon Sedek and Ramin Hanai and Afshin Yazdian

by these presents do hereby quitclaim my/our interest unto New Millennium Properties, Inc.

his successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in the 7th Councilmanic District of Davidson County, Tennessee, said tract also being known as Lot 37, of the Riverside Drive Subdivision, being a plat of record in Book 974, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin (new), in the easterly margin of Riverside Drive, the southwest corner of a tract of land, which belongs to Lucille G. McDonald, having a deed reference in Book 4230, Page 152, RODCT, being Lot 36, of the Riverside Drive Subdivision, the northwest corner of this tract, and continuing as follows: S 83 deg. 25' 03" East 187.00 feet to an iron pin (new), the southeast corner of said tract of land, which belongs to Lucille G. McDonald, in the westerly boundary of a tract of land which belongs to John F. Hayes, having a deed reference in Book 10927, Page 447, RODCT, being Lot 38, of the Riverside Drive Subdivision; thence, S 06 deg. 39' 28" West 75.25 feet to an iron pin (new), in the northerly margin of Porter Road, the southwest corner of said tract of land which belongs to John F. Hayes; thence, S 83 deg. 55' 01" West 155.88 feet to a railroad spike (new), at the intersection of the northerly margin of Porter Road, and the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive, as follows: N 16 deg. 12' 44" West, 20.60 feet to a railroad spike (new); thence with a curve to the right, having a radius of 432.00 feet, an arc distance of 94.52 feet, and a chord bearing of N 09 deg. 56' 39" West, 94.33 feet to the point of beginning,

CONTINUED

Property Address: 1601-B / 1603 Riverside Dr., Nashville, TN 37216

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

Witness our hands this 12th day of April, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Afshin Yazdian

Simon Sedek

Ramin Hanai

LEGAL DESCRIPTION CONTINUATION

containing 0.37 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, February 12, 2002, and being found on Tax Map 72-15, Parcel 213, in the Tax Assessor's Office for Davidson County, Tennessee.

Being the same property conveyed to Simon Sedek and Ramin Hanai and Afshin Yazdian by deed from David H. Frazier and wife, Martha B. Frazier, of record by Instrument Number 200202260024450 in the Register's Office for Davidson County, Tennessee.

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 Simon Sedek and Ramin Hanai and Afshin Yazdian

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 Goodlettsville, Tennessee, this 12th day of April, 2002.

Commission expires _____

_____
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, a 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 _____, _____.

My commission expires March 23, 2006

_____
Notary Public

THEODORA M. MORRISON-JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN