This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

Davidson County DEEDQC
Recvd: 04/15/03 13:30 2pgs
Fees:12.00 Taxes:0.00
20030415-0050083

ADDRESS NEW OWNER:
Janis C. Sarfehjoo and Katayoun M. Jafarian
1431 Plymouth Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-5
PARCEL 280.00
6DA-13796

QUITCLAIM DEED

We, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, hereby Quitclaim all of our interest unto Janis C. Sarfehjoo, as to a 51% interest, and Katayoun M. Jafarian, as to a 49% interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the southwest part of Lot No. 1 of Block No. 26 on the Plan of the Re-Subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, said Register's Office, described as follows:

BEGINNING on the easterly line of the right-of-way of the Nashville Railway and Light Company, now abandoned, at the corner of Lots Nos. 1 and 4 on said plan; thence easterly with the line between said two lots, 137 feet to the westerly line of a private 10 foot alley; thence with the line of said alley, northerly 53-1/2 feet; thence westerly 162-3/4 feet to the easterly line of said right-of-way; thence with said line southerly 58-1/2 feet to the beginning.

INCLUDED IN THIS DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a strip conveyed to the State of Tennessee by deed of record in Book 2021, Page 420, described as follows:

A strip extending from Survey Station 529+65 at the boundary of the lands of Towns 60 feet long and bounded on the north by the lands of Townes, 60 feet long and bounded on the north by the lands of Barnal; on the west by the present highway; on the east by a line east of, parallel to and 40 feet from the center line of the proposed highway as stated out, containing 300 square feet, more or less.

BEING the same property conveyed to Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo by deed from GUNGOR ERYASA of record in INST: 20030312-0033300, Register's Office for Davidson County, Tennessee.

This is improved property known as 2606 Nolensville Road, Nashville, TN 37211.

This the same description as in previous deed of record.
THIS conveyance subject to such easements and setback lines of record in 161, Page 166; Easement to State of Tennessee, of record in Book 2021, Page 420; and subject to first mortgage payable to National Bank of Commerce of record in INST: 20030312-0033301, said Register's Office. Rights of tenant under unrecorded commercial lease.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, we, Mohsen Sarfehjoo and Janis C. Sarfehjoo, do hereby Quitclaim and convey all of our interest unto the said Janis C. Sarfehjoo, as to a 51% interest and Katayoun M. Jafarian, as to a 49% interest, their heirs and assigns, and we, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of March, 2003.

Mohsen Sarfehjoo

Janis C. Sarfehjoo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mohsen Sarfehjoo and Janis C. Sarfehjoo, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of March, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004