Davidson County DEEDQC
Recvd: 04/16/03 15:51 3pgs
Fees:17.00 Taxes:0.00
20030416-0050968

*This Instrument Prepared By*
***DEAN ROBINSON, ATTORNEY AT LAW***
3125 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

***ADDRESS NEW OWNER***:
Kamal Hajizadeh
P. O. Box 101305
Nashville, Tennessee 37224

***MORTGAGEE***:
None

***SEND TAX BILLS:***
New Owner

***MAP AND PARCEL***:
Map 162
Parcel 73, 207

# *QUITCLAIM DEED*

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Masoud Baluch**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Tahereh Khoshnevis Zadeh***, hereinafter called the Grantee, her heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

**Tract 1:** Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Odo E. Rhodes, County Surveyor for Sumner County, August 31, 1957, as follows: Beginning at an iron stake on the northerly margin of Old Hickory Boulevard at the intersection of the northerly margin of said Boulevard and the eastern boundary line of the Griggs property; thence with the northerly margin of said Boulevard, north 89° 45 minutes east 110 feet to an iron stake; thence north 1° 30 minutes east 374 feet to an iron stake on the southerly margin of an unnamed road; thence south 88° 30 minutes west 110 feet to an iron stake in the eastern boundary line of said Griggs property; thence with said Griggs' eastern boundary line, south 1° 30 minutes west 371 feet to the point of beginning, containing 0.95 of an acre, more or less.

**Tract 2:** Land in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Benzing Road; the East by property to be deeded to Mrs. Pauline W. Peay; the South by Bell Road (Old Hickory Boulevard); the West by property of Charles R. Wilkerson. Beginning at a pin in fence corner on the north right-of-way of Bell Road 40 feet from the center line, being the southwest corner of this tract, the southeast corner of Charles R. Wilkerson, and further identified as being east 110.0 feet with said right-of-way from the southeast corner of (now or formerly) Clarence Griggs; thence with fence line along the north right-of-way of Bell Road, 40 feet from a parallel with center line south 87° 49 minutes east 148.6 feet to a pin in fence line; thence with west

line of property to be deeded to Mrs. Pauline Peay north 2° 48 minutes east 347.3 feet to a pin on the south margin of Benzing Road 15 feet from the center line; thence with south margin of said road north 78° 29 minutes west 150.2 feet to a pin 17.5 feet from the center line of road; thence with east property line and fence line of Charles R. Wilkerson south 2° 50 minutes west 371.8 feet to the point of the beginning, containing 1.22 acres more or less.

Being the same property conveyed to Masoud Baluch, Kamal Hajizadeh and Daryoosh Hajizadeh by deed from Camille Reasonover, et al, dated December 17, 1999, as of record in Instrument No. 199912220306298, re-recorded in Instrument No. 200001050001609, Register's Office for Davidson County, Tennessee.

This is improved property known as 1609 Bell Road, Nashville, Tennessee 37211.

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

Witness my hand this the 11th day of April, 2003.

Masoud Baluch

***MASOUD BALUCH***

***STATE OF TENNESSEE)***
***COUNTY OF WILSON)***

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, **Masoud Baluch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of April, 2003.

**NOTARY PUBLIC**

DEAN ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 10-26-03

***STATE OF TENNESSEE)***
***COUNTY OF WILSON)***

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

**AFFIANT**

Subscribed and sworn to before me
this 11th day of April, 2003.

**NOTARY PUBLIC**

My Commission Expires: 10-26-03

DEBRA L. ROBINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.