THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 N. Mt. Juliet Road
P.O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 04/16/03 15:52 3pgs
Fees:22.00 Taxes:0.00
20030416-0050969

FROM: Masoud Sabz Baluch and Kamal Hajizadeh

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Kamal Hajizadeh, et al

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

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 149-8
Parcel 32

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create a tenancy in common in Kamal Hajizadeh, Daryoosh Hajizadeh, and Tahereh Khoshnevis Zadeh, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, we, **Masoud Sabzbaluch and Kamal Hajizadeh**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dorhill Acres, Section 1, as of record in Book 2330, page 2, Register's Office for said County, described as follows:
>
> Beginning on the southeasterly margin of Bell Lane at the corner of Lot Nos. 3 and 4; thence with the line between said two lots southeastwardly 385 feet; thence north 19° 38' east 30 feet to the corner of Lot Nos. 4, 6 and 7; thence with the line between Lot Nos. 4 and 6 northwestwardly 148.9 feet to the corner of Lot Nos. 4, 5 and 6; thence with the line between Lot Nos. 4 and 5 northwestwardly 271.4 feet to the southeasterly margin of Bell Lane; thence with the same southwestwardly 115 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT
SPECIFICALLY
EXCLUDED FROM THIS CONVEYANCE

Beginning at the point of intersection of the existing east margin of Bell Road and the north boundary of the Raymond E. Crocker, et ux property; thence with said existing margin northerly 117 feet more or less to a point; thence with the south boundary of the Mark Waldrop et ux property south 69° 13' 22" east 25 feet more or less to a point , said point being 51.00 feet right of Bell Road proposed centerline station 109+24.83; thence with the proposed east margin of said road (1) having a 2310.27 foot radius curve southerly 58.38 feet (2) south 21° 35' 38" east 40.40 feet (3) having a 2813.79 foot radius curve southerly 17.40 feet to a point, said point being 51.00 feet right of Bell Road proposed centerline station 108+08.93; thence with said north boundary north 67° 59' 51" west 27 feet more or less to the point of beginning, containing 2,840 square feet.

Being the same property conveyed to Masoud Sabz Baluch and Kamal Hajizadeh by deed from James S. Mahle, and wife Susan K. Mahle, as of record in Book 10039, page 630, Register's Office for Davidson County, Tennessee.

This is improved property known as 436 Bell Road, Nashville, Tennessee 37211.

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

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Kamal Hajizadeh, Daryoosh Hajizadeh, and Tahereh Khoshnevis Zadeh**, in equal shares as tenants in common, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of April, 2003.

MASOUD SABZBALUCH

KAMAL HAJIZADEH

DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Masoud Sabzbaluch and Kamal Hajizadeh**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this 11th day of April, 2003, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10.26.03

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee**, 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 foregoing Quitclaim Deed for the purposes therein contained, this the 11th day of April, 2003, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 02/12/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

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

NOTARY PUBLIC

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 02/12/2004