Davidson County DEEDQC
Recvd: 04/16/03 15:54 3pgs
Fees:17.00 Taxes:0.00
20030416-0050972

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 67 & 204

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 Sabzbaluch**, 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:

Two tracts of land in Davidson County, Tennessee, described as follows; to-wit

Tract 1: Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made October 23, 1956, by Hickerson-Miller, Engineer-Surveyors, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard as established by deed of record in Book 2480, page 640 in the original west line of said Lot No. 7 at an iron pin and fence post; thence along the original west line of said Lot No. 7 along an old tree and fence line North 0° 30' West 260 feet to an iron pin which is 714 feet more or less South of the original northwest corner of said Lot No. 7, thence North 78 deg 15' East 257 feet to an iron pin; thence South 1 deg 10' East 254.3 feet to an iron pin in the north margin of Old Hickory Boulevard, as established; thence with the margin of the same along a new fence around a slight curve southwesterly 260 feet to the point of beginning.

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, also known as part of Lot No. 7 on the Map of Division of the lands of William Whittemore, deceased, of record in Minute Book "1", page 709, County Court Clerk's Office for said County, and described according

to a copy of a survey made on June 29, 1963 by Southern Land Surveying Company, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, said point being the southeast corner of the property conveyed to Richard Rushing and wife, Hestor Rushing, by deed of record in Book 2602, page 405 said point being represented by an iron pin or post; thence northwardly along the common property line between Rushing and the lands of Luther Jordan and wife, 75.91 feet more or less to a post on said property line; thence south 86 deg 23' west 74.52 feet more or less to a post; thence continuing south 71 deg 45' east, 84.02 feet to a post in the northerly margin of Old Hickory Blvd; thence westerly along said northern margin of Old Hickory Blvd. along a slight curve 171.34 feet, more or less, to the point of beginning.

Included in but excluded from the above tracts is the following:

Beginning at a point of intersection of the existing north margin of State Route 254 and the east boundary of the Grover B. Maxwell property; thence with said east boundary north 04 degrees 21 minutes 3 seconds east 3 feet, more or less to a point in the proposed north boundary of State Route 254, thence with said proposed north boundary easterly with a 912.93 foot radius and a length of 442.87 feet to a point; thence southeasterly 7 feet, more or less to a point in the existing north margin of State Route 254; thence with said north margin westerly 445 feet, more or less to the point of beginning and containing 1,553 square feet.

Being the same property conveyed to Kamal Hajizadeh, Masoud Sabzbaluch, Mohammad Goshayashi and Mohammad Khosravian, by deed, from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 8010, page 981, Register's Office for Davidson County, Tennessee, and being the same property in which Mohammad Khosravian conveyed his one fourth undivided interest, by warranty deed, to Mohammad Goshayashi, Masoud Sabzbaluch and Kamal Hajizadeh of record in Book 8883, page 819, Register's Office for Davidson County, Tennessee.

This is improved property known as 1509 Bell Road, Nashville, Tennessee 372.

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 Sabzbaluch

MASOUD SABZBALUCH

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 Sabzbaluch**, 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.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

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

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.