File Box 248

THIS INSTRUMENT WAS PREPARED SOLEY FROM INFORMATION PROVIDED BY THE PARTIES.

This Instrument Prepared By:

TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Siamak Kadivar
2618 Nolensville Road
Nashville, TN 37211

SEND TAX BILL:
Siamak Kadivar
2618 Nolensville Road
Nashville, TN 37211

MAP AND PARCEL:
MAP 105-8
PARCEL 116
6 DA 02215

Davidson County DEEDQC
Recvd: 07/08/03 13:48 2pgs
Fees:12.00 Taxes:0.00

20030708-0093695

QUITCLAIM DEED

I, Nader Kadivar, hereby Quitclaim all my rights, title and interest to Siamak Kadivar, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly 37 feet of Lot No. 20, on the Plan of Lumsden's 3rd Addition to Nashville, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot 20 fronts 37 feet on the southerly side of Factory Street and runs back between parallel lines 149 feet to an alley.

BEING the same property conveyed to Siamak Kadivar and Nader Kadivar by deed from Stacy Ray Groman of record in Book 11481, page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as 59 Factory Street, Nashville, TN 37210.

This is the same legal description as in previous deed of record.

And now I, Nader Kadivar, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my rights, title and interest unto the said Siamak Kadivar, his heirs and assigns, forever; to have and to hold; and I, Nader Kadivar covenant with the said Grantee(s) 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 my hand this the 8th day of July, 2003.

Nader Kadivar

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nader Kadivar, 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 this the 8th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 11/29/03

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

AFFIANT

Subscribed and sworn to before me this 8th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 11/29/03