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 119-5
PARCEL 329
6 DA 13806

Davidson County DEEDQC
Recvd: 07/08/03 13:48 2pgs
Fees:12.00 Taxes:0.00
20030708-0093696

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 Lot No. 1, on the Plan of Rollins Associates Subdivision, of record in Book 8250, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is made fro a more complete description.

BEING the same property conveyed to Flying Wheels Auto, a General Partnership composed of Siamak Kadivar and Nader Kadivar by deed from R.D.R., L.P., a Limited Partnership, of record in Book 10228, page 899, Register's Office for Davidson County, Tennessee. And further conveyed to Siamak Kadivar and Nader Kadivar by Quitclaim Deed from Flying Wheels Auto, a General Partnership, of record in Book 11489, page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as 2618 Nolensville Road or Pike, Nashville, TN 37211.

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

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.

A B Waddell

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**.

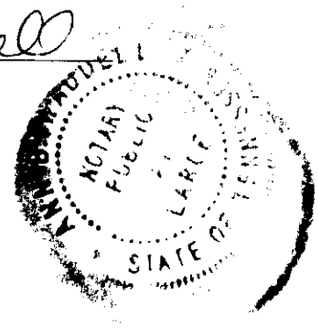
Nader Kadivar

AFFIANT

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

A B Waddell

NOTARY PUBLIC



My Commission Expires: 11/29/03