STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

MAP & PARCEL Nos.
91-2-67;133-2-205;
91-43;103-1-53;
and, 93-5-12

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 21st day of July, 2003.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
**761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| **Yazdian Construction, G.P.** | **"NEW OWNER"** |
| (Name) | (Name) |
| **2627 Grandview Avenue** | |
| (Street Address) | (Street Address) |
| **Nashville, Tennessee 37211** | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# Q U I T C L A I M  D E E D

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Fred Yazdian**, hereinafter called the "**Grantor**", do hereby quitclaim and convey all of my right, title and interest to **Yazdian Construction, G.P., a Tennessee General Partnership**, herein the "**Grantee**", its successors and assigns, in and to the certain tracts and/or parcels of land in Davidson County, Tennessee:

All tracts and/or parcels of land more fully described on Exhibits "A" through Exhibit "E", inclusive, attached hereto.

The Grantor having acquired an interest in or title to the subject tracts or parcels of land by Warranty Deed from Dudley Brown Morgan of record in Book 10591, Page 208; by Deed from Kathlyne Yellin of record in Book 8821, Page 154; by Quitclaim from Harvey Eisen of record in Book 9134, Page 360 and Warranty Deed from Samuel Phillip Sleigh of record in Book 9128, Page 411;by Successor Trustee's Deed from Cyrus L. Booker, Successor Trustee, of record in Book 9038, Page 777; and, by Deed of Correction Warranty Deed from S.& C. Company, Inc., a Tennessee Corporation, of record in Book 6879, Page 399, all being of record in the Register's Office for Davidson County, Tennessee

Davidson County DEEDQC
Recvd: 07/24/03 08:11 7pgs
Fees:37.00 Taxes:0.00
20030724-0103542

Witness my hand this 21st day of July, 2003.

Fred Yazdian

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of July, 2003.

Comm. exp. 3/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

# EXHIBIT "A"

Being part of Block "B" on Plan Number 4, West Nashville, said Block "B" also being shown on the Map of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Commencing at a point 100 feet east of the east margin of 62nd Avenue North (formerly 21st Street) running thence easterly with the south margin of Centennial Avenue 250 feet to a point; thence, southeasterly and at right angles to Centennial Avenue, 161 feet to an alley; thence, northwesterly and with the north margin of said alley, 250 feet to a point; thence northeasterly 161 feet to the beginning.

LESS AND EXCEPT the following described property which was conveyed to John H. Bradley by deed from R. H. Dudley, Jr., et ux., of record in Book 288, page 441, Register's Office for Davidson County, Tennessee, which property is included in the above description but is EXCLUDED from this conveyance:

> Beginning in the southerly margin of Centennial Avenue 150 feet westerly from the southwest corner of said Centennial Avenue and 61st Avenue North (formerly 20th Street) (the beginning point being John H. Bradley's northwest corner) and running thence westerly 50 feet along the southerly margin of said Centennial Avenue; thence at right angles southerly 160 feet to an alley; thence at right angles easterly 50 feet along the northerly margin of said alley to John H. Bradley's southwest corner; thence at right angles northerly along said Bradley's westerly line 160 feet to the beginning point.

The property herein conveyed is sometimes known as Lots 10, 12, 14 and 16, Block "B", Cherokee Park.

EXHIBIT "B"

TRACT I

LAND in Davidson County, Tennessee, being the northerly part of Lots Nos. 1 and 2 and the northerly part of the easterly part of Lot No. 3 on the Plan of Radnor Place Subdivision as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of the Nolensville Road at a point 162.15 feet northerly from the northerly margin of McClellan Avenue, being the N.E. corner of Pettie and Baker's part of said lots; thence with the westerly margin of said road northerly 58.25 feet, more or less, to the southerly margin of an alley thence with the southerly margin of said alley westerly 113 feet, more or less, to the easterly margin of a 15 foot alley cut off of the west side of said Lot No. 3; thence with the easterly margin of the last mentioned alley southerly 51 feet, more or less, to the N.W. corner of said Pettie and Baker's Lot; thence with the northerly line of said lot easterly 142 feet, more or less, to the beginning.

Together with all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County known as Alley No. 1906, which tract or parcel was conveyed to Bertha Biener Rosenblum by instrument entitled "Abandonment, Closing and Conveyance Of That Portion Of Alley No. 1905, Extending Between Nolensville Pike And Alley No. 1917", of record in Book 3506, page 304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Rosenblum and Kathlyne Yellin by deed from Bertha Biener Rosenblum of record in Book 7416, page 435, and as corrected in Book 7515, page 67, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions and all matters as shown on the plan of record.

TRACT II

Land in Davidson County, Tennessee, being the southerly part of Lot No. 99 on the Plan of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, said Register's Office, described according to a survey made by E. J. Wilkinson, Surveyor, June 12, 1940, as follows:

Beginning on the westerly margin of the Nolensville Road at the southeast corner of the property conveyed to W. P. Sanford by deed from A. C. Roth and wife, of record in Book 967, Page 341, said Register's Office; thence, with Sanford's southerly line westwardly 144.5 feet to the northeasterly margin of an alley; thence, with said alley southeastwardly 165.2 feet to the westerly margin of the Nolensville Road, thence, with said Road, northwardly 80 feet to the beginning.

EXHIBIT "C"

*A tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey made by S.M. McMurray Engineering Company, September 10, 1939, as follows: Beginning at an iron pin in the Easterly margin of 51st Avenue North and 266.3 feet Northerly from the Southerly margin of Louisiana Avenue; thence with the Easterly margin of 51st Avenue, Northerly 105 feet to an iron pin; thence to the right at an angle of 83 degrees and 55 minutes, 72.5 feet to an iron pin 8 feet North of the center of track No. 13; thence at an angle to the right of 7 degrees and 45 minutes, 8 feet from and parallel with track No. 13, 335.6 feet to an iron pin; thence at an angle to the left of 90 degrees and Northwardly 4.5 feet to an iron pin; thence at an angle to the right of 90 degrees 97.5 feet to an iron pin; thence at an angle to the right of 90 degrees Southwardly 4.5 feet to an iron pin 8 feet Northwardly from the center line of track No. 13; thence at an angle of 90 degrees to the left and parallel with track No. 13, 329.2 feet to an iron pin; thence at an angle of 83 degrees and 15 minutes to the left and parallel with the end of the warehouse and 10 feet Westerly therefrom, 61.7 feet to an iron pin; thence at an angle of 89 degrees and 20 minutes to the right, 8 feet Southerly from the center line of and parallel with track No. 8, 83 feet to an iron pin; thence at an angle to the left of 5 degrees and 5 minutes, on the chord of a curve and parallel with said track 112.9 feet to an iron pin; thence 9 degrees and 19 minutes to the right 224.7 feet to the Northerly margin of Centennial Boulevard as established by the City Engineering Department of Nashville, Tennessee; thence at an angle to the right of 153 degrees and 1 minute along the Northerly margin of Centennial Boulevard as above established, 5 feet Northerly from and parallel with a concrete curb line 193.3 feet to a stake in said street margin; thence at an angle of 43 minutes to the right and with the Northerly margin of Centennial Boulevard 801.4 feet to an iron pin; thence at an angle to the right of 105 degrees and 36 minutes 152.8 feet to an iron pin; thence at an angle of 91 degrees and 11 minutes to the left 296.3 feet to an iron pin on the Easterly margin of 51st Avenue North, the point of beginning, and intersecting said line at an angle of 90 degrees.*

*Included in the above description, but expressly excluded from this conveyance is a tract of 8345.56 square feet, more or less, conveyed to the Pillsbury Company by deed from Continental Grain Company, of record in Book 3223, page 23, Register's Office for said County.*

# EXHIBIT "D"

Land in Davidson County, Tennessee, being part of Lot No. 11 and all of Lot No. 12 on the Plan of John B. Cowden's Subdivision No. 7, not of record, and described according to a survey made by Norris H. Hickerson, Surveyor, dated 20 June, 1952 as follows:

Beginning at the northwest corner of Cowan, formerly Balmy Avenue, and John B. Street; thence with the westerly margin of Cowan Avenue, North 2. 30' West 54.5 feet to the corner of Lot Nos. 12 and 13; thence with the line between said Lots, westerly 74 feet, more or less, continuing in the same direction 56 feet, more or less, continuing in the same direction 56 feet, more or less, to the easterly line of the property conveyed to Edward T. Holloway and wife, by deed from John B. Cowden, Trustee, of record in Book 2148, Page 480, Register's Office for said County; thence with said Holloway's easterly line, southerly 91 feet, more or less, to the point of beginning.

EXHIBIT "E"

BEING Lot 4 in Cannon's Subdivision of Lot 87 of John McNairy's Mansion House Tract, the plan of which subdivision is not of record.

SAID Lot No. 4 fronts 63 feet on the westerly side of 11th Avenue North, formerly Cumberland Street, Nashville, Tennessee, and runs back between parallel lines with the north margin of Pearl Street, 124 feet to a dead line.