Davidson County DEEDQC
Recvd: 11/24/03 13:34 2pgs
Fees:12.00 Taxes:0.00
20031124-0170578

Quitclaim Deed

Address of New Owner(s):
Marbut Glenn Gaston, Jr., Trustee
c/o Reza E. Soltani
6690 Clearbrook Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner At Same Address

Map-Parcel:
104-4-100
10W-06420

FOR AND IN CONSIDERATION OF **the purposes contained herein and the sum of one dollar {$1.00)**-------- cash in hand paid and/or other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of creating a land trust estate in the hereinafter described property,

We, **Reza E. Soltani** and **Arashmidos Sanati** {Arashmidos Sanati acts by and through his duly appointed Attorney-In-Fact, Reza E. Soltani, as evidenced by Power of Attorney of record at Book 9632, page 128, said Register's Office}

the Grantor, by these presents do hereby quitclaim and convey all our right, title and interest unto

Marbut Glenn Gaston, Jr., Trustee, as Trustee with full powers to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of the joinder of any Trustor and/or Beneficiary of said Trust

the Grantee, grantee's successors and/or assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, and being **Lot No. 5** on the plan of W. R. Brown's Subdivision of the West Part of Lot No. 17 of O. B. Hayes Plan of Large Lots as of record at **Plat Book 332, page 33**, in the Register's Office for said County.

Said Lot No. 5 fronts 50-feet on the easterly margin of Lamar Street {now known as 18th Avenue South} and extends back between parallel lines 150-feet to an alley in the rear.

Being all the same property conveyed to the grantors herein by deed as of record at Book 10144, page 987, in the Register's Office for said County, and the above description is the same as appears therein.

This is **improved** property known as: 1104 18th Avenue South, Nashville, TN 37212

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

IN WITNESS WHEREOF we have hereunto set out hands this 19th day of November, 2003.

Reza E. Soltani

Arashmidos Sanati

By: _____
Reza E. Soltani, Attorney In Fact

MarbutGaston:2PartyQCD

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual value or consideration, whichever is greater for this transfer is $-0-.

Reza E. Soltani, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 11-19-2003
My Commission Expires: 09-22-2007

Notary Public: Ruth Randolph

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 **Reza E. Soltani** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Quitclaim Deed for the purposes therein contained. WITNESS my hand and official seal at Nashville, Tennessee this 19th day of November, 2003.

My Commission Expires: 09-22-2007

Notary Public: Ruth Randolph

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 **Reza E. Soltani**, on behalf of the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed this Warranty Deed, and who acknowledged that he executed this Warranty Deed in behalf of **Arashmidos Sanati**, and who further acknowledged the he executed the same as the free act and deed of the said **Arashmidos Sanati** for the purposes therein contained. WITNESS my hand and official seal at office on this 19th day of November, 2003.

My Commission Expires: 09-22-2007

Notary Public: Ruth Randolph

AFFIDAVIT OF ATTORNEY-IN-FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, **Reza E. Soltani**, Attorney in Fact, who does make oath as follows:

1. That by appointment dated March 27, 1995, which is of record in the Register's Office for Davidson County, Tennessee, at **Book 9632, page 128**, I, **Reza E. Soltani** was appointed as Attorney in Fact for, **Arashmidos Sanati**, the Principal, for the purposes set forth therein.

2. That to my best knowledge and belief: {1} the said Principal is alive and well; and, {2} that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, or at the time of the execution, in the principal's behalf, of the instrument to which this affidavit is applicable, and/or all other documents so executed on the Principal's behalf on this date; and, {3} I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability, or otherwise, or notice of facts so indicating the same. **Given under my hand this 19th day of November, 2003.**

Reza E. Soltani, Affiant

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that **Reza E. Soltani**, whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiction aforesaid. **Sworn to and subscribed before me** and given under my hand on this 19th day of November, 2003, at Nashville, Tennessee.

My Commission Expires: 09-22-2007

Notary Public: Ruth Randolph

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 / (615) 385-2804 / TN Supreme Court #003171

MarbutGaston:2PartyQCD