STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 9th day of January, 2004.

NOTARY PUBLIC

My Commission expires: 05-30-07

AIMEE DENISE BOBBITT
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

Davidson County DEEDQC
Recvd: 01/12/04 13:20 4pgs
Fees:22.00 Taxes:0.00
20040112-0004630

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
J M M, LLC 3101 Nolensville Pike Nashville, Tennessee 37211	Same	133-1/104 and 133-1/102

KNOWN ALL MEN BY THESE PRESENT that Mahan Mark Janbakhsh, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto J M M, LLC, my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

Two (2) tracts of land in Davidson County, Tennessee, being more fully described in Exhibit "A" attached hereto and made part hereof.

This is improved property known as 3105 Nolensville Pike, and 401 McIver Street, Nashville, Tennessee 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9 day of January, 2004.

Mahan Mark Janbakhsh

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Mahan Mark Janbakhsh with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9th day of January, 2004.

Aimee Bobbitt
Notary Public

AIMEE DENISE BOBBITT
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

My Commission Expires: 05-30-07

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 and the northerly ½ of Lot No. 4 on the map of Burrough, Jackson Subdivision on part of Block A of Patterson Subdivision of Male Hill, as of record in Book 332, page 55, Register's Office for said County. Said Plan of Burrough, Jackson Patterson Subdivision is not of record, and is described according a survey made by Z.J. Wilkinson July 19, 1941, as follows:

Beginning at a point in the westerly margin of Nolensville Pike, 100 ft. south of the southwest corner of Nolensville Pike and McIver Street; thence with the westerly margin of Nolensville Pike southerly 75 feet to a point; thence, westwardly 161 ½ feet, more or less to the east margin of Lot No. 13 northwardly 75 feet to a common two lots eastwardly 151 feet to the westwardly margin of Nolensville Pike to the point of beginning.

Being the same property conveyed to Rabon W. Johnson, unmarried, by deed from Joel Bruce Spaulding, Jr., and Jacque Susan Gross of record in Book 7531, page 55, Register's Office for Davidson County, Tennessee. The said Rabon W. Johnson, unmarried, having further conveyed an undivided one-half (1/2) interest unto Gary A. Toliver, unmarried, by Quitclaim deed of record in Book 7531, page 58, Register's Office.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Block "A" on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, page 75, Register's Office for said County, being Lot No. 13 and the easterly part of Lot No. 14 on the unrecorded Plan of Burrell Jackson's Resubdivision of part of said Block "A", described according to survey made by A. J. Wilkinson, Surveyor, July 19, 1947 as follows:

Beginning on the southerly margin of McIver Street at a point 160 feet west of the westerly margin of Nolensville Road; thence with said Street southwestwardly 12 feet and westwardly 77 feet, in all 89 feet to a stake at post; thence southwardly 200.5 feet to a stake on the northerly line of Lot No. 10 at a point 12 feet west of the common corner of Lots Nos. 9, 10, 8, and 7, eastwardly 128.5 feet to the westerly line of Lot No. 5; thence with the westerly line of Lots Nos. 5, 4, 3, 2, and 1, northwardly 230 feet to the beginning.

Being the same property conveyed to Rabon W. Johnson and Gary A. Toliver as tenants in common by deed from Mary Louis Smith Holt and husband, Herman

Miller Holt, and Marvin Edward Smith and wife, Margaret Manning Smith, of record in Book 9309, page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mahan Mark Janbakhsh, by deed from Rabon W. Johnson and Gary A. Toliver, both unmarried, as recorded as instrument no. 200001260008456, Register's Office for Davidson County, Tennessee.