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 9 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 13:22 2pgs
Fees:12.00 Taxes:0.00
20040112-0004633

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
J M M, LLC 3101 Nolensville Pike Nashville, Tennessee 37211	Same	133-6-252

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.

Land in Davidson County, Tennessee, being Lot No. 1 of the North Natchez Park Subdivision, which plan is of record in Book 4175, page 32, Register's Office for said County, described as follows:

Beginning at a point on the southwest corner of Natchez Court and North Natchez Court and running along the northerly margin of Natchez Court South 63 deg. 34 min. 29 sec. West 75 feet; thence North 25 deg. 35 min. 29 sec. West 95.01 feet; thence in a northeasterly direction between parallel lines 98.56 feet to the westerly margin of North Natchez Court; thence along the westerly maring of North Natchez Court; thence along westerly margin of North Natchez Court in a southerly direction 70 feet to a point; thence along an arc which makes up the southwesterly corner margin of Natchez Court and North Natchez Court 39.27 feet to the point of beginning.

Being part of the same property conveyed to Clarence M. Beaty, Jr., by deed from Mary Jo Fagan, Trustee, of record in Book 7335, page 930, Register's Office for

Davidson County, Tennessee. The said Clarence M. Beaty, Jr., having since died and his will appears of record as Instrument No. 4802/886350 in the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed Mahan Mark Janbakhsh by deed from the Estate of Clarence M. Beaty, Jr., of record as instrument no. 20030107-0002535, Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Natchez Court, 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