Davidson County DEEDQC
Recvd: 02/24/04 15:18 2pgs
Fees:12.00 Taxes:0.00
20040224-0020992

PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00.

Debbie Nave
AFFIANT

Subscribed and sworn to before me this 17th day of February, 2004.

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 27, 2005

ADDRESS OF NEW OWNER:
Mark Sarmadi
128 Pewitt Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
New Owner

Map: 134, Parcel: 88

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Debbie Nave**, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Mark Sarmadi**, Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County Tennessee, in the Fifth Civil District, described according to a survey made by Joel L. Spaulding in January 1952, as follows:
>
> Beginning at a point in the southerly right of way of the Antioch Pike as established by Davidson County Highway Department, the said point being 518.9 feet southeast of the intersection of the Paragon Mill Road and the Antioch Pike as measured along the center line of the said Antioch Pike, said beginning point being an iron pin set in the said right of way; thence south 41 deg. 51' west 276.3 feet to an iron pin in a fence line; thence south 87 deg. 03' east 83.1 feet to an iron pin in said fence line and Pearl Hill Vick's west line; thence with Pearl Hill Vick's line north 41 deg. 51' east 222.5 feet to an iron pin in the southerly right of way of the Antioch Pike; thence north 46 deg. 00' west 65 feet to the point of beginning.
>
> Being the same property conveyed to Mark Sarmadi by Warranty Deed from H. K. Najafabadi, of record in Instrument No. 200211110138700, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1213 Antioch Pike, Nashville, Tennessee 37013.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 24 day of February, 2004.

X Debbie Nave
Debbie Nave

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Debbie Nave**, with whom I am personally acquainted, and who executed the within instrument for the purposes herein contained.

Witness my hand and seal, at office, this 24 day of **February**, 2004.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005