This instrument prepared by:
Leon Sharber, Attorney-at-Law
1161 Murfreesboro Rd., Ste. 505
Nashville, TN 37217

Bx 34

Davidson County DEEDQC
Recvd: 04/12/04 12:09 2pgs
Fees:13.00 Taxes:148.00
20040412-0040778

Quitclaim Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Masoud John Baluch 6484 Beckwith Rd. Mt. Juliet, TN 37122	SAME	Map: 162 Parcel: 43

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, **The University of Tennessee and The Estate of Hanna N. Strasser** by these presents do hereby quitclaim and convey unto **Masoud John Baluch and DaRyoosh Hajizadeh,** their successors and assigns, all my right title and interest in and to the following described tract of land:

A tract of land in the 32nd Councilmatic District of Davidson County, Tennessee bounded on the North by Hickory View Subdivision, Section Four (Plat Book 6900, Page 373), on the East by Wilkerson (D.B. 4168, Page 50) on the South by the northerly right of way for Benzing Road (50 Feet R/W), and on the West by Sudberry (D.B. 11409, Page 489). Property is more particularly described as follows:

Beginning at a set iron pin with cap at the base of a 24 inch cedar, a point in the northerly right of way for Benzing Road and the southeast corner of Sudberry;

Thence with the East line of Sudberry, North 04 degrees 33 minutes 17 seconds East, 324.13 feet to an iron pin set in the south line of Hickory View Lot 106 (P.B. 6900, Page 373), also being the northeast corner of Buford E. and Martha P. Sudberry (D.B. 11409, Page 489);

Thence with the south lines of Lots 106, 105, 104 and 125 of Hickory View Section Four, South 84 degrees 40 minutes 02 seconds East, 332.08 feet to an existing concrete monument at the southeast corner of Lot 125, Hickory View Section Four, a point in the westerly line of Wilkerson;

Thence with the westerly line of Wilkerson, South 05 degrees 15 minutes 39 seconds West, 378.49 feet to a set iron pin with cap in the northerly right of way of Benzing Road (50 feet R/W), the southwest corner of C. R. Wilkerson (D.B. 4168, page 50);

Thence with the said right of way, North 75 degrees 15 minutes 21 seconds West, 332.63 feet to the point of beginning and containing 2.661 acres, more or less, according to a survey by SEC, INC. dated January 29, 2004.

For source of title for The University of Tennessee reference is made to Book 8170, page 973, Register's Office for Davidson County, Tennessee. For source of title for Hanna Strasser reference is made to Book 7106, page 868, Register's Office for Davidson County, Tennessee.

Hanna N. Strasser and Hanna Strasser being one and the same person.

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

This instrument was prepared from information furnished by the parties.

WITNESS my hand this 1st day of April, 2004.

THE UNIVERSITY OF TENNESSEE

Charles M. Strasser
ESTATE OF HANNA N. STRASSER
By: Charles M. Strasser, Executor

By:
Title: Vice President

STATE OF TENNESSEE
COUNTY OF Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THER TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE
ME. THIS THE 1st DAY OF April, 2004.

My Commission expires: 9/4/06

Notary Public

STATE OF TENESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles M. Reccolo with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President of the University of Tennessee the within named bargainor and that Charles M. Reccolo as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of The University of Tennessee by the said Charles M. Reccolo as such Vice President.

Witness my hand and official seal at Knoxville, Tennessee on this the 1st day of April, 2004.

NOTARY PUBLIC

My commission expires: 9/4/06

SANDRA FORD NOTARY PUBLIC AT LARGE KNOX CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles M. Strasser, Executor for the Estate of Hanna N. Strasser 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 Nashville, Tennessee this 6th day of April, 2004..

My commission expires: 1-18-05

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before
me this 6th day of April, 2004.

My commission expires: 1-18-05

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE