Davidson County DEEDQC
Recvd: 05/25/04 14:26 2pgs
Fees:13.00 Taxes:407.00
20040525-0061405

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Gungor Eryasa and Karsta E. Eryasa
928 Percy Warner Blvd.
Nashville TN 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-5
PARCEL 254.00
6DA-13793

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, hereby Quitclaim a one-half undivided interest unto Gungor Eryasa and wife, Karsta E. Eryasa, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING part of Lot No. 1, of Block No. 26, on the Plan of the subdivision of part of Cumberland Nurseries, of record in Book 161, Page 166, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING on the easterly margin of the right-of-way of the Nashville Railway and Light Company, now abandoned, at a point 140-1/2 feet south of the southerly margin of Lutie Street, being the northwest corner of the property conveyed to Jas. R. Hale by deed from W. G. White and wife, of record in Book 484, Page 643, said Register's Office; thence with the easterly margin of said right-of-way, northwardly 57 feet; thence eastwardly 152-1/2 feet, more or less, to the westerly line of the property conveyed to J. H. Wray and wife, by deed from W. G.White and wife, of record in Book 458, Page 473, said Register's Office; thence with said line, southwardly 37-1/2 feet to the said Wray's southwest corner; thence with Wray's southerly line, eastwardly 35 feet, more or less, to the westerly margin of a private alley; thence with same, southwardly 23-1/2 feet, more or less, to said Hale's northeast corner; thence with said Hale's northerly line, westwardly 163-1/2 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, by deed from HOWELL M. TOWNS, JR. and wife, JANET H. TOWNES, TRUSTEES, REVOCABLE LIVING TRUST, U/A/D, 14 April, 1993, by deed of record in INST: 20040206-0014882, Register's Office for Davidson County, Tennessee.

This conveyance subject to Deed of Trust of record in INST: 20040206-0014883, which the said Gungor Eryasa and wife, Karsta E. Eryasa, assumes and agrees to pay one-half of the mortgage and any expenses that may arise from joint ownership of the property.

This is improved property known as 2604 Nolensville Road, Nashville TN 37211.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, we, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, their heirs and assigns, do hereby Quitclaim a one-half undivided interest unto the said Gungor Eryasa and wife, Karsta E. Eryasa, their heirs and assigns, and we, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29 day of April, 2004.

Mohsen Sarfehjoo

Janis C. Sarfehjoo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mohsen Sarfehjoo and Janis C. Sarfehjoo the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ ~~10~~ 110,000.00

AFFIANT

Subscribed and sworn to before me
this 29th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008