QUITCLAIM DEED

From: Aeen Amirshokoohi

To: Behrouz Baghai

This instrument prepared by: Jon S. Jablonski
Attorney at Law
2400 Crestmoor Road
Nashville, TN 37215

Address New Owner: Behrouz Baghai
716 Cedar Crest Drive
Nashville, TN 37209

Map and Parcel Nos.
114-84A
66

Send Tax Bills to: Same

Davidson County DEEDQC
Recvd: 08/31/04 14:59 2pgs
Fees:12.00 Taxes:0.00
20040831-0105367

AFFIDAVIT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that case styled *Baghai v. Amirshokoohi*, Docket No. 04D-1567, Eighth Circuit Court of Davidson County, Tennessee, and that there are no other considerations given for this transfer.

Behrouz Baghai
Affiant

Sworn to and subscribed before me this 8 day of July 2004.

Deborah A. Watson
Notary Public
My Commission expires: May 26, 2005

For and in consideration of the sum of Zero Dollars ($00.00), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled BEHROUZ BAGHAI v. AEEN AMIRSHOKOOHI, Docket No. 04D-1567, Eighth Circuit Court for Davidson County, Tennessee, Aeen Amirshokoohi (grantor) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Behrouz Baghai (grantee), his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the plan of Cedar Crest Subdivision, Phase II, as of record in Book 9700, page 37, Register's Office

for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Behrouz Baghai by deed from Fox Ridge Homes, Inc. of record in Book 10789, Page 76, Register's Office for Davidson County, Tennessee.

This is improved property, known as 716 Cedar Crest Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Behrouz Baghai, his heirs, successors, and assigns, forever.

Witness my hand this the 8 day of July 2004.

Aeen Amirshokoohi
Aeen Amirshokoohi

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public of the said County and State, Aeen Amirshokoohi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8 day of July 2004.

Deborah A. Watson
Notary Public
My commission expires: May 10, 2008

NOTARY PUBLIC DEBORAH A. WATSON DAVIDSON COUNTY, TENN.