This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 12/03/04 15:20 4pgs
Fees:22.00 Taxes:0.00
20041203-0144460

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Morad K. Dorani 2504 Treetop Lane Antioch, Tennessee 37013	Same	119-13-175.00 119-13-176.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WAGMA A. DORANI**, an individual (hereinafter "Grantor"), does hereby quitclaim and convey unto **MORAD K. DORANI**, an individual and the Grantor's husband ("Grantee"), all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (collectively the "Property")

This is improved property known as 3029 and 3031 Nolensville Road, Nashville, Tennessee 37211. The Property is conveyed subject to all limitations, matters that would be shown on a survey, and all restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, irrespective of whether such limitations, matters, restrictions and encumbrances are of record, and including without limitation, real estate taxes for 2005 and subsequent years, liens but not yet due and payable, and a Right of Way Easement of record at Book 2021, page 446, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of November, 2004.

GRANTOR:

x Wagma A Dorani
WAGMA A. DORANI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

x Morad K Dorani
MORAD K. DORANI

Subscribed and sworn to before me, this 30th **day of November, 2004.**

Susanne C. Pugh
NOTARY PUBLIC

SUSANNE C. PUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

July 29, 2006

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public of the state and county aforesaid, the within named **Wagma A. Dorani** 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, at office, this 30th day of November, 2004.

Susanne C. Pugh
Notary Public

My Commission expires:

July 29, 2006

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A
REAL PROPERTY DESCRIPTION

Two tracts of land located in Davidson County, Tennessee, being described with greater particularity as follows:

Tract 1:

Tax ID# 119-13-175.00: Land in Davidson County, Tennessee, being Lot No. 15 on the Map of College Heights, of record in Book 332, page 19, Register's Office for said County, and described according to a copy of a survey by Parrish Engineers, Inc., dated January 25, 1967, as follows:

Said Lot No. 15 fronts 50 feet on the westerly side of Nolensville Road or 4th Avenue South, an extends back between parallel lines 159.82 feet to a 10 foot alley in the rear, measuring 50 feet thereon,

Tract 2:

Tax ID# 119-13-176.00: Land in Davidson County, Tennessee, being Lot 16 on the Plan of College Heights, of record in Book 332, page 19, Register's Office for said County.

Said Lot 16 fronts 60 feet on the westerly side of Nolensville Pike or 4th Avenue South, and runs back between parallel lines with the northerly margin of Radnor Street, 160 feet to an alley.

Being the same property conveyed to WAGMA A. DORANI, by deed of record as Instrument No. 20010302-0020064, said Register's Office.