Davidson County DEEDQC
Recvd: 01/04/05 08:48 2 pgs
Fees:12.00 Taxes:0.00

20050104-0000886

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
Map 106-13-0
Parcel 204.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 30TH day of December, 2004.

My Commission Expires: 3/31/07

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY: **PETER WEISS, ATTORNEY AT LAW**
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
ARC Properties,G.P.	**"NEW OWNER"**
(Name)	(Name)
5716 Spring House Way	
(Street Address)	(Street Address)
Brentwood, Tennessee 37027	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Nika Ferdowsi and, Bijan Ferdowsi,** hereinafter called the "**Grantors**", do hereby quitclaim and convey all of their right, title and interest to **ARC Properties, G.P., A Tennessee General Partnership**, herein the "**Grantee**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee and being Lot No.11, on the Plan of Sadler Place,of record in Plat Book 332,Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Nika Ferdowsi and Bijan Ferdowsi, by Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20031230-0183751, Register's Office for Davidson County, Tennessee.

Being improved property located at 321 Leafland Avenue, Nashville, Tennessee 37210.

Witness our hands this 30TH day of December, 2004.

Nika Ferdowsi

Bijan Ferdowsi

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nika Ferdowsi and Bijan Ferdowsi, 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 instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, Tennessee, this the 30TH day of December, 2004.

Notary Public

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07