FILE BOX 198 PETE

Davidson County DEEDQC
Recvd: 01/26/05 15:19 2 pgs
Fees:12.00 Taxes:0.00
20050126-0009814

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
105-07-0-498.00
105-07-0-347.00
105-07-0-268.00

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 25TH day of January, 2005.

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)

Q U I T C L A I M D E E D

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, **I, Bijan Ferdowsi,** hereinafter called the "**Grantor**", do hereby quitclaim and convey all of my 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 tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I : Land in Davidson County, Tennessee and being Lot No. 2, on the Plan of Re-subdivision of Lot 53 of Moore Heirs Subdivision as of record in Book 6200, page 820, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract II : Land in Davidson County, Tennessee and being Lot No. 1, on the Plan of Re-subdivision of Lot 53 of Moore Heirs Subdivision as of record in Book 6200, page 820, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract III: Land in Davidson County, Tennessee, being Lot No. 8 and the easterly 8 feet of Lot No. 9 of Block 3 on the unrecorded Map of Hamilton Lands, of record in Minute Book 1, page 97, County Court of Davidson County, Tennessee, and part of a closed alley as shown on Metropolitan County Council Bill No. 083-1355, approved August 18, 1983, and being more particularly described according to a mortgage loan inspection made by Campbell Surveying, 2424, 21st. Avenue South, Suite 201, Nashville, TN 37212, License No. 665, dated December 13, 1993, as follows:

Said Lot 8 and part of Lot No. 9 front together 58 feet on the southerly margin of Hamilton Avenue and run back between parallel lines, 175 feet to a dead line in the rear measuring 58 feet thereon.

BEING the same property conveyed to Bijan Ferdowsi, by Deeds from Saeed Sassan, of record in Book 8151, page 148 and Book 8151, page 145; and, part of the same property conveyed to Bijan Ferdowsi by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 200002230017597, and by Deed from David Roland Mooneyhan of record in Instrument No. 20010316-0025356, Register's Office for Davidson County, Tennessee.

Being improved property located at 517 Moore Avenue, Nashville, Tennessee; 519 Moore Avenue, Nashville, Tennessee; and, 513 Hamilton Avenue, Nashville, Tennessee.

Witness my hand this 25TH day of January, 2005.

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 Bijan Ferdowsi, 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 Brentwood, Tennessee, this the 25TH day of January, 2005.

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/31/07