ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Southeast Management and Financial Consultants, Inc.	**New Owner**	**MAP:** 147-7
PO Box 1160		
Hendersonville, TN 37077		**PARCELS: 84, 85 & 236**
		12334 26b

This instrument prepared by: Robert J . Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205.

Davidson County DEEDQC
Recvd: 07/14/05 16:17 3 pg
Fees:17.00 Taxes:0.00

20050714-0082066

QUITCLAIM DEED

Know all persons by these presents, **Nader Karshenas, unmarried,** (hereinafter referred to as the "Grantor), does hereby bargain, sell, quitclaim and convey unto **Southeast Management and Financial Consultants, Inc., an Illinois Corporation,** (hereinafter referred to as the "Grantee"), all of Grantors interest in the following described real estate located in Davidson County, Tennessee, to-wit:

SEE EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 14th day of July, 2005.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor(s) has caused this Quitclaim Deed to be executed this 14 day of July, 2005.

Nader Karshenas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2005, before me personally appeared Nader Karshenas to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

Tract 1:

Land located in the 26th Councilmanic of Nashville, Davidson County, Tennessee on the northerly margin of Winston Avenue W., West of Nolensville Pike and being bounded on the north Oakley and Metro Government on the east by W.L. Hall Trustee, J.J. Watson Avenue and Pressley B. Gray on the south by Winston Avenue W. and on the west by Edmondson Cemetery and DKT and R. Investors and being described according to a boundary survey dated 6-25-02 by Campbell McRae and Associates Surveying, Inc. 2918 berry Hill Drive, Nashville, Tennessee 37204, PH. 615-298-2424 (John Hood TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Winston Avenue W. said rod being the southwest corner of the Pressley B. Gray Land (Book 4885, Page 99, R.O.D.C., TN) shown as a reserved parcel on a plat entitled Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence with said northerly margin of Winston Avenue W. S87 deg. 51' 03" W. 240.65 feet to a iron rod (old) in the easterly line of Edmondson Cemetery (Book 1136, Page 678, R.O.D.C., TN); thence leaving said northerly margin with said cemetery N. 11 deg. 24' 17" E, passing the corner of said cemetery and DKT and R. Investors Land (Book 7544, Page 325, R.O.D.C. TN) for a total distance of 497.89 feet to a iron rod (new) at the southwest corner of the Raymond R. and Linda Faye Oakley Land (Book 10163, Page 251, R.O.D.C., TN) shown as Lot 23 on a plat entitled T.C. Cooks Re-Subdivision of part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN) and being located S. 11 deg. 24' 17" W 5.01 feet from a concrete monument (old) at the northeast corner of said DKT and R. Investors Land; thence with said Oakley and the southerly line of Lots 22 and 21 being owned by Raymond F. and Linda Faye Oakley (Book 8772, Page 897, R.O.D.C., TN) S 83 deg. 42' 16" E 226.74 feet to a iron rod (old) in the southerly line of said Lot 20 owned by Metro Government (Book 5414, Page 245, R.O.D.C., TN) at the Northwest corner of the W. L. Hall Trustee Land (Instrument #20020102-0000437, R.O.D.C., TN); thence with said Hall S 11 deg. 35' 03" W 217.08 feet to a iron rod (old) in the westerly end of J.J. Watson Avenue (30' R.O.W)l thence with said J.J. Watson Avenue and said Gray S 09 deg. 20' 51" W 244.76 feet to the point of beginning.

Tract 2:

Land located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue west of Nolensville Pike and being bounded on the north by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place on the east by Redd and Wilson on the south by J.J. Watson Avenue and on the west by Superior Built Construction and being described according to a boundary survey dated 11/14/02 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W., unimproved); said rod being located N 09 deg. 20' 51" E 244.76 feet from an iron rod (old) at the southeast corner of the Superior Built Construction Land (Instrument #20020717-0085792, R.O.D.C., TN) and the southwest corner of the Presley B. Gary Land (Book 4885, Page 99, R.O.D.C.,TN) said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, Page 99, R.O.D.C., TN); thence leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction Land No 11 deg. 35' 03 E 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivison of Part of the B.F. Cook Old Home Place (Book 547, Page 163, R.O.D.C., TN); thence with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows:Lot 20 - Metro Government, Book 5414, Page 245, R.O.D.C., TN; Lot 19 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN; Lot 18 - Tyne Gray, Book 7081, Page 628, R.O.D.C., TN; Lot 17 - Tyne Gray Book 1368, Page 218, R.O.D.C., TN; Lot 16 - Venture Properties, Book 9460, Page 941, R.O.D.C., TN; Lot 15 - Tyne Gray and Ella Christine Gray, Instrument # 20010212-0013389, R.O.D.C., TN; Lot 14 - Katherine Ostein, Book 7315, Page 648, R.O.D.C., TN; Lot 13 - Katherine Ostein, Book 7150, Page 72, R.O.D.C., TN S 87deg. 31' 03" E 375.73 feet to an iron rod (old) at the northwest corner of the Tennie Mae Redd Land (Instrument # 20000525-0052505, R.O.D.C., TN); thence with said Redd S 02 deg. 52' 46" E 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, Page 690, R.O.D.C., TN); thence with said Wilson S 73 deg. 24' 05" W 70.62 feet to an iron rod (old); thence S 03 deg. 31' 59" E 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence with said northerly margin N 81 deg. 49' 22" W 367.99 feet to the point of beginning.

Being the same property conveyed to Nader Karshenas by Warranty Deed from Franklin Realty Mortgage Corporation, an Illinois Corporation, dated August 20, 2004, filed September 8, 2004, of record in Instrument No. 20040908-0108566, Register's Office for Davidson County, Tennessee.