This Instrument Was Prepared By:
W. William Davis, Attorney
219 Ward Circle, Ste 3
Brentwood, TN 37027

Davidson County DEEDQC
Recvd: 08/26/05 10:43 3 pgs
Fees:17.00 Taxes:0.00
20050826-0102309

QUITCLAIM DEED

FROM: MOHAMMAD T. NAZEMI AND WIFE, SHOHREH HASSANZADEH

TO: M&S REALTY INVESTMENTS, LLC

SEND TAX BILLS TO:
M&S REALTY INVESTMENTS, LLC
C/O W. WILLIAM DAVIS, ATTORNEY
219 WARD CR., STE. 3
BRENTWOOD, TN 37027

MAP-PARCEL NUMBERS:161/176

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires SEPT. 16, 2008

Subscribed and sworn to before me, this the 23 day of August, 2005.

Notary Public
My Commission Expires:

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, WE, MOHAMMAD T. NAZEMI AND WIFE, SHOHREH HASSANZADEH Grantors, do hereby quitclaim, and by these presents do transfer and convey all of our right, title, and interest unto M&S REALTY INVESTMENTS, LLC the said Grantee, in and to a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

This is improved property known as 15115 OLD HICKORY BOULEVARD, NASHVILLE, TN

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23 day of August, 2005.

M. T. Nazemi
MOHAMMAD T. NAZEMI

Shohreh Hassanzadeh
SHOHREH HASSANZADEH

****

TATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared MOHAMMAD T. NAZEMI AND SHOHREH HASSANZADEH to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 23 day of August, 2005.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

EXHIBIT A
LEGAL DESCRIPTION

PARCEL I:

BEING a parcel of land in the First Civil District, Thirty-First Councilmanic District, Nashville, Davidson County, Tennessee, being a portion of Lot No. 7 as shown on the plan of Re-subdivision of Reserve Parcel C-2, Brentwood East Commercial Park, of record in Book 6250, page 781, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being westerly 560 feet, more or less, from the westerly right-of-way of Nolensville Road;

THENCE, leaving said right-of-way line with the westerly line of property conveyed to B.P. Exploration and Oil Company by Deed of record in Book 10724, page 508, Register's Office for Davidson County, Tennessee, South 02 degrees 31 minutes 36 seconds East, 205.04 feet;

THENCE, with the southerly line of said B.P. Exploration and Oil Company Property, North 86 degrees 25 minutes 38 seconds East, 180.09 feet to a point in the westerly right-of-way line of Brentwood East Drive;

THENCE, with said westerly right-of-way line of Brentwood East Drive, South 03 degrees 48 minutes 33 seconds East, 114.81 feet to the southerly right-of-way line of said drive;

THENCE, with said southerly right-of-way line, South 69 degrees 02 minutes 00 seconds East, 22.03 feet to a point in the northwest corner of property conveyed to Frank Nash Properties, LLC, of record in Book 11485, Page 833, Register's Office for Davidson County, Tennessee;

THENCE, with the westerly line of said Frank Nash Properties, LLC property, South 20 degrees 54 minutes 31 seconds West, 214.55 feet to an iron pin in the northerly line of property conveyed to 220 Knolls Limited Partnership, of record in Book 8523, Page 83, Register's Office for Davidson County, Tennessee;

THENCE, with said northerly line, North 69 degrees 02 minutes 00 seconds West, 390.00 feet to an iron pin;

THENCE, leaving said line with the easterly line of property conveyed to Jerome B. Guttman and Mandell L. Cypress of record in Book 8152, Page 438, Register's Office for Davidson County, Tennessee, North 20 degrees 58 minutes 00 seconds East, 289.17 feet to a point;

THENCE, continuing with said line, North 02 degrees 31 minutes 36 seconds West, 113.58 feet to a point in the southerly right-of-way line of Old Hickory Boulevard;

THENCE, with said right-of-way line and a curve to the left, 37.98 feet to a point, said curve having a central angle of 00 degrees 44 minutes 55 seconds, a radius of 2,906.79 feet, a tangent of 18.99 feet and a chord of South 86 degrees 44 minutes 29 seconds East, 37.98 feet;

THENCE, continuing with said right-of-way line, South 87 degrees 06 minutes 57 seconds East 87.50 feet to the Point of Beginning, containing 125,100 square feet, or 2.87 acres, more or less.

PARCEL II:

TOGETHER WITH a non-exclusive easement in 32 foot joint ingress-egress easement as shown on plat of record in Book 6250, Page 781, in the Register's Office for Davidson County, Tennessee, running along the westerly sideline of Parcel I.

BEING the same property conveyed to Rhodes, Inc. by virtue of a Warranty Deed, dated August 31, 1989 and recorded on August 31, 1989 with the Register of Deeds in Davidson County, Tennessee at Book 7928, Page 275 in which ownership of the property was acquired by Nashville Furniture Co. By Merger on June 28, 1990, Nashville Furniture Co. merged into Rhodes, Inc. Certificates of Merger are registered with Register of Deeds in Davidson County, Tennessee at Book 8147, page 657 and Book 147, age 669.

Property being further conveyed to Mohammad T. Nazemi and wife, Shohreh Hassanzadeh by Special Warranty Deed of Rhodes, Inc. A Georgia Corporation, as Debtor and Debtor-in Possession by virtue of Case Nos. 04-78424 - 04-78436 Chapters 11, jointly administered, dated March 8, 2005 and recorded March 14, 2005 in Instrument No. 20050314-0027809, Register's Office for Davidson County, Tennessee.