Box 21-B

4801 Nolensville Pike

Prepared by:

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Davidson County DEEDQC
Recvd: 01/31/06 15:04 4 pgs
Fees:22.00 Taxes:0.00
20060131-0012136

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Triple Z Properties, LLC **2111 Nolensville Road** **Nashville, TN 37211**	**Triple Z Properties, LLC** **2111 Nolensville Road** **Nashville, TN 37211**	**Map-147-12** **Parcel-35.01**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, SAMAD ZANJANIPOUR and wife, MANIGEH MOHAMMAD KHAH (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto TRIPLE Z PROPERTIES, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"), its successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Lot situated in Davidson County, being all of Lot 2 in Union 76 Subdivision as show on Plat of record in Book 4300, Page 42, Register's Office of Davidson County, Tennessee, as more particularly described as follows:
>
> BEGINNING at an iron pin the western right of way margin of Nolensville Road, said pin also being the Northeast corner of Lot 1 of Union 76 subdivision; thence leaving said right of way South 66° 25' 28" West 176.00 feet to an iron pin, the common corner of Lots 1, 2 and 3; thence North 23° 06´ 25" West 96.35 feet to an iron pin; thence North 1° 20' 21" West 112.35 feet to an iron pin in the Southern right of way margin of Northcrest Drive; thence with the chord of curve, having a radius of 273.70 feet and a length of 90.57 feet, North 79° 10' 51" East 90.16 feet to a concrete monument;

thence with the chord of a curve, having a radius of 46.0 feet and a length of 67.40 feet, South 68° 19' 27" East 61.53 feet to a concrete monument; thence with the chord of a curve, having a radius of 1,814.37 feet and a length of 136.99 feet, South 24° 11' 08" East 136.96 feet to the POINT OF BEGINNING.

Being the same property conveyed by Grantors herein by Warranty Deed dated October 9, 2003, from MHAS Properties, LLC, a New York limited liability company, of record as Instrument Number 20031016-0153487 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4801 Nolensville Pike, Nashville, Tennessee 37211.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest to said property to Grantors as tenants by the entireties. This transfer is by quitclaim and Grantors make no warranties about the title.

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

WITNESS OUR HANDS this 24th day of January, 2006.

S.Z.P

SAMAD ZANJANIPOUR, Grantor

Manijh Mahammadi

MANIGEH MOHAMMAD KHAH, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me James Rogers, a Notary Public of this County, SAMAD ZANJANIPOUR, the within named 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, at office, this 24th day of January, 2006.

JAMES ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 14 2009

James Rogers
Notary Public
My Commission Expires: 11-14-2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Manigeh Mohammad Khah a Notary Public of this County, MANIGEH MOHAMMAD KHAH, the within named bargainor, 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 20th day of January, 2006.

SARAH J. RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Sarah J Rice
Notary Public
My Commission Expires: 12-16-08

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

JAMES ROGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 14, 2009

TRIPLE Z PROPERTIES, LLC-Grantee

By: _____

Samad Zanjanipour, Chief Manager

Sworn and subscribed to before me this 24th day of January, 2006.

My Commission Expires: 11-14-2009

James Rogers
Notary Public