Box 21-B

1320 Little Hamilton Avenue

Prepared by:

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Davidson County DEEDQC
Recvd: 01/31/06 15:05 4 pgs
Fees:22.00 Taxes:0.00
20060131-0012137

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-105-07** **Parcel-162**

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:

> Land in Davidson County, Tennessee, being the northerly 100 feet of the southerly 200 feet of the westerly 150 feet of Block "B" on the Plan of Merritt & Hagan Lands, as of record in Minute Book "N", page 241, County Court for said County. Said part of Block "B" fronts 100 feet on the easterly side of Little Hamilton Street and runs back between parallel lines, parallel with and 100 feet north of the margin of Merritt Avenue, 150 feet to an alley.
>
> Being the same property conveyed to Samad Zanjanipour and wife, Manigeh Mohammad Khah, by Warranty Deed dated May 19, 2003, from Geroge W. Darby and wife, Edna Ruth P. Darby, of record as Instrument Number 20030520-0068562 in said Register's Office.

#364387

This conveyance is made subject to matters shown on the Plan of record in Minute Book "N", page 241, Chancery Court for Davidson County, Tennessee.

This is improved property known as 1320 Little Hamilton Avenue, Nashville, Tennessee 37203.

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 as may affect the premises.

WITNESS OUR HANDS this 24th day of January, 2006

SAMAD ZANJANIPOUR, Grantor

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: 11-19-2009

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 30th 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: 11-14-09

James Rogers
Notary Public