Davidson County DEEDQC
Recvd: 12/08/06 08:27 2 pgs
Fees:12.00 Taxes:0.00
20061208-0151697

FILE BOX #19B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL(S)
Part of 173-0-43

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 5TH day of December, 2006.

My Commission Expires: 03/31/07

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW
761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:
BEN SEDAGHAT
2993 Polo Club Road
Nashville, TN 37221

SEND TAX BILLS TO:
"NEW OWNERS"

QUITCLAIM DEED

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, **PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the "**Grantors**", do hereby quitclaim and convey all of its rights, title and interest to hereinafter **BEN SEDAGHAT**, called the "**Grantees**", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I
LAND in Davidson County, Tennessee Being Lot No. 18, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee.

TRACT II
LAND in Davidson County, Tennessee Being Lot No. 85, on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to PINE OAKS PROPERTIES, TWO, L.L.P. a TENNESSEE LIMITED LIABILITY PARTNERSHIP N/K/A PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP ,[as evidenced by Instrument of record in Instrument No. 20001006-0099635) of record as Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

This is **improved** property located in Davidson County, Tennessee and known as; Lot No. 18 & 85, Section Three, Deer Valley, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 5th day of ~~November~~ December, 2006.

PINE OAKS PROPERTIES TWO, G.P.,
A TENNESSEE GENERAL PARTNERSHIP

By: _____
Fred Yazdian, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing General Partner of the **PINE OAKS PROPERTIES TWO, G.P.,** a Tennessee General Partnership, the within named bargainor, and that he as such Managing General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership, by himself as such Officer.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of ~~November~~ December, 2006.

My Commission Expires: 03/31/07

_____
Notary Public

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.