Davidson County DEEDQC
Recvd: 02/20/07 09:08 2 pgs
Fees:12.00 Taxes:0.00
**20070220-0020186**

**FILE BOX #19B**
#07-02-019-D
MAP & PARCEL(S)
P/O 173-43 (2006)
2007 (173-08-A-071.00co, 060.00CO & 103.00CO)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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 15th day of February, 2007.

My Commission Expires: 01/03/11

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

**THIS INSTRUMENT PREPARED BY: WEISS & WEISS, ATTORNEYS AT LAW**
761 Old Hickory Blvd., Ste. 301, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:

**YAZDIAN CONSTRUCTION, INC.,**
**A TENNESSEE CORPORATION**
**2625 Grandview Avenue**
**Nashville, TN 37211**

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 **YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION**, 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 Lots Nos. 25 & 90, on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

(TRACT II)
LAND in Davidson County, Tennessee being Lot No. 136, on the Final Plat, Section Three, Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to PINE OAKS PROPERTIES TWO, L.L.P., A TENNESSEE LIMITED 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, by Deed from ALMA EUBANK, JAMES GOSSETT, AND NANCY D. YORK, as sole heirs-at-law of Daisy Clark Gossett, deceased, of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

This is **unimproved** property located in Davidson County, Tennessee and known as: Lots Nos. 25 & 90 (Section Two) and Lot 136 (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 15th day of February, 2007.

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

By: _____
**FRED YAZDIAN, 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 General Partner of the **PINE OAKS PROPERTIES TWO, G.P.**, a Tennessee General Partnership, the within named bargainor, and that he as such 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 15th day of February, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON