Davidson County DEEDQC
Recvd: 04/03/07 08:53 2 pgs
Fees:12.00 Taxes:0.00

20070403-0039520

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
CYAN PROPERTIES LLC 907 RIVERGATE PARKWAY, E 6 GOODLETTSVILLE, TN 37072	SAME	MAP 51 PARCELS 55, 56, 57, 58 & 169

This instrument prepared by:

CLOSING & TITLE SERVICE, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

We, **IRA VATANDOOST AND WIFE, NOSSI VATANDOOST**, hereby quitclaim to **CYAN PROPERTIES, LLC**, all of our interest in the following land:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

This instrument was prepared based upon information of the parties.

This is unimproved property being 5 tax parcels located on Cheron Road, Madison, TN 37115

Witness our hands this 29th day of March, 2007.

Ira Vatandoost
IRA VATANDOOST

Nossi Vatandoost
NOSSI VATANDOOST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named IRA VATANDOOST AND WIFE, NOSSI VATANDOOST, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of March, 2007.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Nossi Vatandoost
AFFIANT

Sworn and subscribed to this the 29th day of March, 2007.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

EXHIBIT A

Land lying in the Fourth Councilmanic District of Davidson County, Nashville, Tennessee, being part of the same properties conveyed to Peak Returns of record in Deed Book 10936, Page 958, R. O. D. C., Deed Book 9629, Page 833, R. O. D. C., Instrument No. 200002240018299, R. O. D. C., Instrument No.20050829-0103139, R. O. D. C., Deed Book 10936, Page 961, and Instrument No. 20060810-0098320, R. O. D. C., being more particularly described as follows:

Beginning at an iron pin (found) lying in the northerly margin of Cheron Road (R. O. W. varies), said pin being the southwesterly corner of the herein described tract lying approximately 876.9 feet west of the westerly margin of Briarville Road measured along the northerly margin of Cheron Road; thence, along or near the easterly line of Robert Thomas of record in Deed Book 4244, Page 22, R. O. D. C., North 06 degrees 52' 37"East, a distance of 1013.74 feet to an iron pin (set); thence, along or near the southerly line of Christian Schools, Inc. of record in Instrument No. 20060810-0098319, R. O. D. C., South 86 degrees 56' 15'' East, a distance of 252.93 feet to an iron pin (set), thence, along or near the westerly and southerly lines of Mt. Calvary Missionary Baptist Church of record in Instrument 200001190006333, R. O. D. C., the next two (2) courses and distances: thence, South 07 degrees 23' 49" West, a distance of 333.92 feet to an iron pin (found);
thence, South 82 degrees 36' 11" East, a distance of 251.73 feet to an iron pin (found);
thence, along or near the westerly line of Peak Business Park of record in Instrument 20021122-0145274, R. O. D. C. and Peak Returns, LTD of record in Deed Book 11369, Page 517,R. O. D. C. and Peak Returns, LTD of record in Deed Book 11365, page 931, R.O.D.C.; South 06 degrees 56' 30" West, a distance of 448.66 feet to an iron pin (set); thence, along or near the westerly line of Peak Returns, LTD; Deed Book 9629, Page 833, R. O. D. C. South 05 degrees 00' 05" West a distance of 152.89 feet to an iron pin (set); thence, along the said northerly margin of Cheron Road the next four (4) courses and distances: thence, along a curve to the having a radius of 271.56 feet and a central angle of 43 degrees 23' 07" and being subtended by a chord which bears South 73 degrees 45' 08" West 200.75 feet, having an arc distance of 205.63 feet to an iron pin (set); thence, North 84 degrees 33' 19" West, a distance of 73.56 feet to an iron pin (set); thence, South 06 degrees 40' 41" West, a distance of 6.05 feet to an iron pin (set); thence, North 84 degrees 33' 19'' West, a distance of 247.50 feet to the point of beginning containing, 422,020 square feet or 9.69 acres, more or less, pursuant to survey by James Allen Crawford, Surveyor, Tennessee No. 1455, Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated July 7, 2006.

Being the same property conveyed to Ira Vatandoost and wife, Nossi Vantandoost by deed of record in Instrument No. 20061127-0146026, Register's Office for Davidson County, Tennessee.