QUIT CLAIM DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Homa Zia	SunTrust Mortgage, Inc.	133-12-0-150.00
(NAME)	(NAME)	
252 Elysian *Fields Road	201 4th Ave. North / 6th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville, TN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

KNOW ALL MEN BY THESE PRESENTS that Deena Zia, an unmarried woman for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quit claim unto Homa Zia, an unmarried woman, her heirs, successors, and assigns, her entire right, title and interest in and to a certain tract [parcel] of land in Davidson, County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 (known as 252 Elysian Fields Road) on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deena Zia and Homa Zia, both unmarried as joint tenants with rigth of survivorship by Warranty Deed from Bobbie Jean Anderson n/k/a Bobbie Jean Mittwede, unmarried dated 9/28/04 and recorded on 10/11/04 of record in Instrument No. 20041011-0122513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDQC
Recvd: 05/11/07 09:20 2 pgs
Fees:12.00 Taxes:0.00

20070511-0056582

unimproved ( )
This is improved (X) property, known as 252 Elysian *Fields Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to _____ by deed from _____, of record in _____

Book _____, Page _____, Register's Office for _____ County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 26th day of April 2007

Deena Zia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deena Zia, an unmarried woman

the 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 and official seal at Brentwood, Tennessee, this 26 day of April 2007.

Commission expires 9-22-07

Charles A. Sullivant Jr
Notary Public

CHARLES A. SULLIVANT JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ (s)he be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and (s)he _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public