BOX 13
13507

FROM: **Jim A. Attar, holding a 50% interest and Mohmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest**

TO: **Victor Hazelwood, Trustee**

FROM: **Victor Hazelwood, Trustee**

TO: **Jim A. Attar, holding a 50% interest and wife, Nazila Attar, and Mohmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest**

Davidson County DEEDQC
Recvd: 08/23/07 14:33 2 pgs
Fees:12.00 Taxes:0.00
20070823-0101051

QUITCLAIM DEED

Address of New Owner:
Jim A. Attar and Mahmoud Sajjadi
1401 Bowman Lane
Brentwood, TN 37027

Send Tax Bills To:
OWNER

Map & Parcel:
11905011000

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142
Nashville, Tennessee 37211

Prepared from information furnished by the parties.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, , whichever is greater for this transaction is $0.00

Subscribed and sworn to before me, this the 15 day of August, 2007.

Notary Public
Commission Expires:_____

FOR AND CONSIDERATION of one dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance.

We, Jim A. Attar, holding a 50% interest and Mahmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest, do hereby quitclaim unto Victor Hazelwood, Trustee his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the southerly 49.5 feet of Lot No. 520 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee and further described according to a survey dated December 13, 1996, by Rocky L. Montoya, Registered Land Surveyor, License No. 697, as follows: Beginning at a p.k. nail in the westerly margin of a concrete walk on the west side of Nolensville Pike, a corner to the property conveyed to John Crowell, et ux, et al, of record in Book 5026, Page 203, Register's Office for Davidson County, Tennessee; thence, with said margin of said concrete walk, South 21 deg. 15'01" East 49.50 feet to a p.k. nail, a corner to the property conveyed to A.S. Johnson, Trustee, of record in Book 1349, Page 317, said Register's Office; thence with the line of Johnson, Trustee, South 69 deg. 22' 45" West 150.00 feet to a p.k. nail in the easterly margin of alley number 1815; Thence with said margin of said alley, North 21 deg. 15'03" West 49.46 feet to a p.k. nail, a corner to Crowell; thence with the line of Crowell, North 69 deg. 21'52" East 150.00 feet to the point of beginning and containing 7,422 square feet or 0.17 acres, more or less

Being the same property conveyed to Jim A. Attar, holding a 50% interest and Mahmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest by Warranty Deed in Instrument No. 20070718-0085348, said Register's Office.

This property is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record or by prescription that a complete title search may reveal.

There are no warranties with regard to zoning or use of the above- described real property.

Unimproved( )
This is improved property (x) known as 2505-2507 Nolensville Road, Nashville, Tennesee, 37211.

And now, I, the said Victor Hazelwood,Trustee, for the express purposes of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title, and interest unto Jim A. Attar and Nazila Attar, holding a 50% interest and Mahmoud Sajjadi and wife, Vivian F. Khah, holding a 50% interest, their heirs and assigns, the same property herein above described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of August, 2007.

Victor Hazelwood, Trustee

X Jim Attar

Jim A. Attar

Mahmoud Sajjadi

Vivian F. Khah

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 Jim A. Attar, Mohmoud Sajjadi , and Vivian F. Khah The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2007.

Notary Public
Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Victor Hazelwood, Trustee the bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2007.

Notary Seal present,
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Bill Garrett
Davidson County Register of Deeds

Notary Public
Commission Expires: