Davidson County DEEDQC
Recvd: 01/23/08 11:56 3 pgs
Fees:17.00 Taxes:0.00
20080123-0007071

SEND TAX BILLS TO:
NAME OF PURCHASER:
SHAHPOUR ANSARI
1931 WOODSIDE ROAD
REDWOOD CITY, CA 94061

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

TAX MAP / PARCEL 131-03-0E 001 00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SHAHPOUR ANSARI, AS TRUSTEE FOR MATTHEW AM ANSARI WITH FULL POWER TO SELL, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, have this day bargained and sold and by these presents do hereby QUITCLAIM AND CONVEY unto SHAHPOUR ANSARI, his heirs and assigns, all of my right, title, interest and claim AS TRUSTEE OR OTHERWISE in and to the hereinafter described parcel of land (together with ALL THE CONTENTS located therein), to-wit:

LOCATED in the City of Nashville and being known as UNIT 1A ON THE PLAN OF LONE OAK CONDOMINIUMS of reord in Book 6200, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and being more fully described in Deed Book 6995, Page 198, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Shahpour Ansari by Installment Deed from Edward H. Medaugh, Jr. of record in Deed Book 6995, Page 198, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed by SHAHPOUR ANSARI to NATHAN HARSH, TRUSTEE, then from NATHAN HARSH, TRUSTEE, to SHAHPOUR ANSARI and AL ANSARI AS TRUSTEE FOR MATTHEW AM ANSARI, WITH FULL POWER TO SELL, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, as tenants in common, with right of survivorship, by Quitclaim Deed dated November 29, 2005, and of record as Instrument No. 20051208-0147602 in Register's Office of Davidson County, Tennessee.

The purpose of this QUITCLAIM DEED is to ABOLISH the ownership by SHAHPOUR ANSARI and AL ANSARI AS TRUSTEE FOR MATTHEW AM ANSARI, WITH FULL POWER TO SELL, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, as tenants in common, with right of survivorship, and quitclaim and convey the entire fee simple interest in said property to SHAHPOUR ANSARI.

For further reference see Quitclaim Deed from Al Ansari as Trustee for Matthew Am Ansari to Shahpour Ansari dated November 30, 2007, of record in the Register's Office of Davidson County, Tennessee, Instrument No. 20080123-0007070.

THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY SHAHPOUR ANSARI, AND NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR OR HIS SPOUSE.

WITNESS MY hand this the 20 day of December, 2007.

Thanks
Dr. Shahpour Ansari
SHAHPOUR ANSARI, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF San Mateo

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHAHPOUR ANSARI, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me HIS identity on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Redwood City, California, this the 20 day of December, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/19/2010

JAMES D. PALMER JR.
Commission # 1632384
Notary Public - California
San Mateo County
My Comm. Expires Jan 19, 2010

O A T H

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $-0- which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nathan J. Harsh, agent for

AFFIANT-NATHAN HARSH, AGENT FOR
SHAHPOUR ANSARI

Shahpour Ansari

SUBSCRIBED and sworn to before me,

this the 7th day of ~~December,~~ Jan. 2008 ~~2007.~~

Teresa J. Bennett

NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: _____

TERESA J. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 9-25-2010