STATE OF TENNESSEE
COUNTY OF Davidson

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 23 day of January, 2008.

Aimee Denise Bobbitt
NOTARY PUBLIC
My Commission expires: 5/2/2011

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 01/29/08 12:46 3 pgs
Fees:17.00 Taxes:0.00
20080129-0009164

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Mahan Janbakhsh 3101 Nolensivlle Road Nashville, Tennessee 37211	Same	Map 133-06 Parcel 234.00

KNOWN ALL MEN BY THESE PRESENT that Mehran Janbakhsh, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Mark Mahan Janbakhsh, his right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Tract 2:
Land in the Sixth Civil District of Davidson County, Tennessee, also being part of the original part of Tibbs property and described according to a copy of a survey by E.L. Miller, Jr. & Co., dated July 15, 1965, as follows:

Beginning at an iron pin at the southwest corner of the property conveyed to Audie Joe Johnson, Trustee, by deed from C.V. Tibbs and wife, of record in Book 3339, page 29, Register's Office for Davidson County; thence northwestwardly 54.2 feet to an iron pin the northwest corner of the property conveyed to the herin Grantor's, by deed from C.V. Tibbs and wife, of record in Book 3671, page 539, said Register's Office; thence with the north line of the property so conveyed to the Grantors herein eastwardly 7.7 feet to an iron pin; thence south 87° 59′ east 160.9 feet to an iron pin; thence south 4° 20′ east 82.0 feet to an iron pin; thence south 73° 25′ west 70.0 feet to an iron pin in the eaterly line of the property conveyd to J. Lillard Templeton, Jr., and Gerald E. Sheridan by deed from the Grantors herein of record in Book 3768, page 241, said Register's Office; thence

with Templeton, et al,' east lien, north 24° 20' west 65.0 feet to an iron pin, Templeton's northeast corner; thence with Templeton's north line south 87° 41' west 50.0 feet to an iron pin to the beginning.

Also conveyed herein is all of the right, title and interst in and to a certain easement for ingress and egree to and from the subject property as described in Deed to Audie Joe Johnson, Trustee, of record in Book 3339, page 29, extending over the north part of the property conveyed to J. Lillard Templeton, et al. of record in Book 3768, page 241; said easement as described in Boook 3339, page 29, measures 10.99 feet at Nolensville Road and extends eastwardly 150 feet along the south line of the property conveyed and running through the property of said Templeton, et al., (supra) along the north 10 feet; which said easement was extended eastwardly an additional 50 feet, terminating at Templeton, et al.'s northeast corner and being also 10 feet in width, all as set forth in the deed to said Templeton, et al., (supra) and shown on the survey of Templeton, et al. property and survey by E.L. Miller, Jr. & Co. dated May 22, 1964. Also conveyed herein is any and all rights in said easements over the Johnson land (see Book 3339, page 29, Register's Office for Davidson County, Tennessee). See map in Exhibit A attached hereto.

Being part of the same property conveyed to George Franklin Graham and Paul D. Graham by deed from Robert A. Whitson and wife, Aileen Johnson Whitson, dated August 29, 1975, of record in Book 4950, page 559, in the Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to George F. Graham and wife, Betty J. Graham, by Quitclaim Deed of record in Book 5845, page 601, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to George F. Graham and wife, Betty J. Graham, by Deed of Correction of record in Instruction No. 20040803-0092621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mehran Janbakhsh by deed from George F. Graham and wife, Betty J. Graham, by deed of record in Instrument No. 20040803-0092622, Register's Office for Davidson County, Tennessee.

This conveyance is subject to ingress/egress easement of record in Book 3339, page 29, said Register's Office; and sewer easement of record in Book 7663, page 607, said Register's Office for Davidson County, Tennessee.

This is unimproved property known as .23 acres Nolensville Pike, Nashville, Tennessee 37211 - east of Nolensville Pike, south of Wheeler Avenue.

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 23 day of January, 2008.

Mehran Janbakhsh

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Mehran Janbakhsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 23 day of January, 2008.

Aimee Denise Bobbitt
Notary Public

AIMEE DENISE BOBBITT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-02-2011