Davidson County DEEDQC
Recvd: 02/05/08 12:55 5 pgs
Fees:27.00 Taxes:0.00
20080205-0012007

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

ADMINISTRATRIX DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Parvin Arjmandi, *et al.* 226 Pelham Drive Brentwood, TN 37027	SAME	Map 106-16 Parcel 53

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the Estate of Mohammed Ali Hagh, the decedent's intestate estate being administered in Williamson County, Tennessee, as File No. P-06-4418, in the Probate Division of the Chancery Court for Williamson County, Tennessee, said Court having vested title in the herein described property in the GRANTOR by virtue of an Order of record as Instrument No. 20080131-0009878, in the Register's Office for Davidson County, Tennessee, a copy of which is attached hereto as Exhibit "A," Parvin Arjmandi, Administratrix of the Estate of Mohammed Ali Hagh, hereinafter called the GRANTOR, by these presents does hereby quitclaim, transfer and convey unto Parvin Arjmandi and Afsoon Hagh, the GRANTEES herein, each a one-half (1/2) undivided interest as tenants in common in a tract of land located in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 10 as shown on the Plan of Glenview Commercial Development, being a Resubdivsion of Lots 1, 2, 4, 5, and 6, and parts of Lots 3, 8, and 9, Subd. H. W. William's Lands, Book 547, page 6 and 63 of record in Book 3700, page 152, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 21.7 feet on the northeasterly side of Murfreesboro Pike, and 166.7 feet on the southeasterly side of Philfre Court, and measures 34.8 feet around the curve at the easterly or southeasterly corner of the intersection of Murfreesboro Pike and Philfre Court; measures 50.0 feet along its northeasterly line and 190 feet along its southeasterly line.
>
> Being the same property conveyed to Pars Corporation by Warranty Deed from 1044 Murfreesboro, Inc., of record in Book 10447, page 491, Register's Office for Davidson County, Tennessee.
>
> Being the same property in which title was vested in Parvin Arjmandi, Administratrix, by Order of record in Instrument No. 20080131-0009878, said Register's Office.
>
> This is improved property known as 1044 Murfreesboro Road, Nashville, Tennessee 37217.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of February, 2008.

Parvin Arjmandi

PARVIN ARJMANDI, Administratrix of
the Estate of Mohammed Ali Hagh

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a notary public in and for said county and state, Parvin Arjmandi, Administratrix of the Estate of Mohammed Ali Hagh, the within named 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, in her capacity as Administratrix of the Estate of Mohammed Ali Hagh.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, on this 2nd day of February, 2008.

Notary Public

MY COMMISSION EXPIRES MARCH 21, 2010

Commission Expiration Date

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $0.00, as this transfer is exempt from realty transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Parvin Arjmandi

Affiant

Sworn to and subscribed before me this 2nd day of February, 2008.

Notary Public

MY COMMISSION EXPIRES MARCH 21, 2010

My Commission Expires

NO EXAMINATION OF THE PUBLIC RECORDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT
tabbies
A

FILED
WILLIAMSON COUNTY
CHANCERY MASTER
2008 JAN 28 AM 11:29

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE
PROBATE DIVISION

ENTERED 1-28-08

IN RE:	)	
	)	
ESTATE OF MOHAMMAD ALI HAGH,	)	**NO. P-06-4418**
	)	
Deceased.	)	

Davidson County ORDER
Recvd: 01/31/08 09:18 3 pg
Fees:17.00 Taxes:0.00
[redacted]
20080131-0009878

ORDER VESTING TITLE TO REAL PROPERTY

This cause came on to be heard before the Honorable Judge Jeffrey S. Bivins on the 28th day of January, 2008, and upon the entire record in this cause, including the statements of counsel for the Administratrix, and the Petition to Clarify Ownership of Real Property filed by the Petitioner, Parvin Arjmandi, the Administratrix in this matter, it appears to the Court as follows:

1. The decedent, Mohammad Ali Hagh, was the sole shareholder of Pars Corp, a Tennessee corporation, which owned certain real property located at 1044 Murfreesboro Road, Nashville, Tennessee 37217, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 as shown on the Plan of Glenview Commercial Development, being a Resubdivsion of Lots 1, 2, 4, 5, and 6, and parts of Lots 3, 8, and 9, Subd. H. W. William's Lands, Book 547, page 6 and 63 of record in Book 3700, page 152, Register's Office of Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 21.7 feet on the northeasterly side of Murfreesboro Pike, and 166.7 feet on the southeasterly side of Philfre Court, and measures 34.8 feet around the curve at the easterly or southeasterly corner of the intersection of Murfreesboro Pike and Philfre Court; measures 50.0 feet along its northeasterly line and 190 feet along its southeasterly line.
>
> Being the same property conveyed to Pars Corporation by Warranty Deed from Murfreesboro, Inc., of record in Book

THE CHANCERY COURT SEAL WILLIAMSON CO. TN

STATE OF TENNESSEE
WILLIAMSON COUNTY
I, THE UNDERSIGNED CLERK & MASTER, DO HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS INSTRUMENT FILED IN THIS CAUSE.
CLERK & MASTER / DEPUTY CLERK & MASTER

10447, page 491, Register's Office for Davidson County, Tennessee.

2. Pars Corp was administratively dissolved by the Tennessee Secretary of State on October 15, 2004, and was never reinstated by the decedent.

3. From the date of dissolution of the corporation until his death on August 21, 2006, the decedent treated the subject real property, which was titled to Pars Corp, as if it was individually owned real property, and not an asset of the corporation.

4. The Administratrix of the estate has petitioned this Court to clarify the ownership of the said real property, and to vest title in her as Administratrix for the purpose of selling the real property. The Petition in this cause being well taken, it is, therefore,

ORDERED, ADJUDGED AND DECREED, that:

1. Title to the real property located at 1044 Murfreesboro Road, Nashville, Tennessee 37217, as described hereinabove, is hereby declared by this Court to be an asset of the Estate of Mohammad Ali Hagh, and title to said real property is hereby vested in Parvin Arjmandi, Administratrix of the estate.

2. The costs in this cause shall be taxed to the Petitioner, for which execution may issue, if necessary.

ENTER this 28th day of Jan., 2008.

JUDGE JEFFREY S. BIVINS

CHANCERY COURT SEAL WILLIAMSON CO. TN

APPROVED FOR ENTRY:

NEAL & HARWELL, PLC

By: _____
James R. Kelley, #5525

150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219
(615) 244-1713 – Telephone
(615) 726-0573 – Facsimile

Counsel for Administratrix

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been sent via first class mail, postage prepaid, to Afsoon Hagh, 1259 Runaway Bay Drive, Apartment 2B, Lansing, Michigan 48917, this the 12 of December, 2007.

_____

THE CHANCERY COURT SEAL WILLIAMSON CO. TN