THIS INSTRUMENT PREPARED BY:
Recording Requested By
When recorded mail to:
JAMES D. PALMER, JR.
1771 Woodside Rd.
Redwood City, CA 94061

owner

SEND TAX BILLS TO:
SHAHRZAD ANSARI, TR
18858 Killoch Way
Northridge, CA 91326

TAX MAP/PARCEL MAP 131-03-0E 001 00C0

Davidson County DEEDWARR
Recvd: 02/19/08 10:19 3 pgs
Fees:17.00 Taxes:0.00
20080219-0015685

WARRANTY DEED

GRANTOR, SHAHPOUR ANSARI, an unmarried man,

hereby CONVEYS and WARRANTS to

SHAHRZAD ANSARI, Trustee of the SHAHPOUR ANSARI TRUST dated January 30, 2008, with full powers, her successors and assigns, that real property in the City of Nashville, County of Davidson, Tennessee, described as follows:

See legal description attached hereto as Exhibit A.. Said trust is revocable.
Mail tax statements to: Shahrzad Ansari, Trustee, 18858 Killoch Way, Northridge, CA 91326.
Dated: January 30 2008

1-30-2008

SHAHPOUR ANSARI

STATE OF CALIFORNIA
) ss.
COUNTY OF SANTA CLARA

On January 30 2008, before me, James D. Palmer, Jr. , Notary Public, personally appeared
SHAHPOUR ANSARI
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

Notary Public

EXHIBIT A

The real property which is hereby transferred by this Warranty Deed is described as follows:

LOCATED in the City of Nashville and being known as UNIT 1A ON THE PLAN OF LONE OAK CONDOMINIUMS of record 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 the 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.

By Quitclaim Deed dated November 30, 2007, of record as Instrument No. 20080123-0007070, AL ANSARI, AS TRUSTEE FOR MATTHEW AM ANSARI, quitclaimed and conveyed his interest in the property to SHAHPOUR ANSARI, which quitclaim deed was for the purpose of abolishing the ownership by SHAHPOUR ANSARI and AL ANSARI AS TRUSTEE FOR MATTHEW AM ANSARI, as tenants in common, with right of survivorship, and quitclaim and convey the entire fee simple interest in said property to SHAHPOUR ANSARI.

The purpose of this deed is to convey grantor's real property to grantor's revocable trust.

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

OATH

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

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.

Affiant JAMES D. PALMER, JR., agent for
SHAHPOUR ANSARI

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

SUBSCRIBED AND SWORN to (or affirmed) before me on this 1st day of February, 2008, by JAMES D. PALMER, JR., proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

VIVIAN L. KRAL
Commission #1768970
Notary Public • California
San Mateo County
My Comm. Expires Sept. 28, 2011