prepared by

MOHAMMAD SHOKRI
1267 Lewis Street
Nashville TN 37210

Davidson County DEEDQC
Recvd: 06/18/08 08:19 3 pg:
Fees:18.00 Taxes:3.70
20080618-0062531

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[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1000.00
MOHAMMAD SHOKRI
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June 2008
Deputy Register

Date of this Document: June 15, 08

Reference Number of Any Related Documents: _____

Grantor:

Name MOHAMMAD SHOKRI
Street Address 1267 Lewis Street
City/State/Zip Nashville TN 37210

Grantee:

Name SHIVA SHARAFSHAHI
Street Address 6525 WILD GROVE Dr
City/State/Zip Antioch TN 37013

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): See exhibit A

Assessor's Property Tax Parcel/Account Number(s): MAP: 105-4 Parcel: 152
105040152 00

THIS QUITCLAIM DEED, executed this 15 day of June, 20 08, by first party, Grantor, MOHAMMAD SHOKRI, whose mailing address is 1267 Lewis Street Nashville TN 37210, to second party, Grantee, SHIVA SHARAFSHAHI, whose mailing address is 6525 Wild grove Dr Antioch TN 37013.

WITNESSETH that the said first party, for good consideration and for the sum of one thasand Dollars Dollars ($ 1000.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN
to wit: See exhibit A

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness Saed Hamidy
Print Name of Witness [illegible]

Signature of Witness Erica Ross
Print Name of Witness ERICA ROSS

Signature of Grantor MOHAMMAD SHOKRI
Print Name of Grantor SHIVA SHARAFSHAHI

State of Tennessee)
County of Williamson)

On 6/17/08, before me, Robert Felter,
appeared Mohammad Karimy, personally known to me (or 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.

WITNESS my hand and official seal.
Robert Felter
Signature of Notary
My Commission Expires March 14, 2010

ROBERT FELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant ____ Known ✓ Produced ID
Type of ID TNDL 071067734
(Seal)

Address New owner SHIVA SHARAFSHAI
6525 Wildgrove Dr
Antioch TN 37013

Send Tax Bill To
Same

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THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of avidson Davidson)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Sworn to and subscribed before me this 16 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 05/16/06 14:04 2 pgs
Fees:13.00 Taxes:25.90
[redacted]
20060516-0057409

ADDRESS - NEW OWNER
Mohammad Shokri
4700 Humber Drive
Nashville TN 37211

SEND TAX BILLS TO:
Same
C#6

MAP/PARCEL NUMBER:
Map 105-4
Parcel 152

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mohammad Shokri**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 3 on the Map of Bransford Realty Company Subdivision of Lots 37 and 38 in Trimble's Addition, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Sherry Diane Dowell, of record in Instrument No. 20030523-0070861, Register's Office for Davidson County, Tennessee.
>
> This is the same legal description as was on the prior recorded deed.
>
> This is improved property known as 24 Garden Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.