THIS INSTRUMENT PREPARED BY:
Nashville Title - Stockton Title, LLC
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Ben Eshaghpour
5613 Montelle Lane
Nashville, TN 37211

Send Tax Bills To:
SAME

Map & Parcel No.:
161-14-0-D-001.00CO

Davidson County DEEDQC
Recvd: 01/06/09 08:18 1 pgs
Fees:12.00 Taxes:0.00
20090106-0001021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ben Eshaghpour** ("Grantor") does hereby quitclaim and convey unto **Ben Eshaghpour and Heather L. Eshaghpour, wife and husband,** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 1 on the plan of Ashley Park, of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ben Eshaghpour, a single man, by deed from Great Southern Homes, Inc., on July 6, 2004, of record in Instrument Number 20040709-0081697, Register's Office for Davidson County, Tennessee.

This is improved property known as **5613 Montelle Lane, Nashville, TN 37211.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of December, 2008.

Ben Eshaghpour

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, **Ben Eshaghpour**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of December, 2008

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 31st day of December, 2008.

NOTARY PUBLIC

My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY