QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
STS Property Group, LLC.
206 Thompson Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
119-10-0-034.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Davidson County DEEDQC
Recvd: 02/18/09 10:10 2 pgs
Fees:12.00 Taxes:0.00
20090218-0013539

Subscribed and sworn to before me, this the 3rd day of February, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Hamid Toologolzari and Ali Shahosseini and Zabih Shahosseini,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and quitclaim to **STS Property Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit::

A CERTAIN TRACT OR PARCEL OF LAND IN THE 6TH; FORMERLY THE 9TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN.SET IN THE EASTERLY RIGHT OF WAY OF LOGAN STREET, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID RIGHT OF WAY N 07 DEGREES 51 MINUTES 18 SECONDS E, A DISTANCE OF 60 FEET; THENCE S 84 DEGREES 47 MINUTES 20 SECONDS E A DISTANCE OF 163.47 FEET; THENCE S 07 DEGREES 37 MINUTES 53 SECONDS W, A DISTANCE OF 60 FEET; THENCE N 84 DEGREES 47 MINUTES 20 SECONDS W, A DISTANCE OF 163.71 FEET TO THE POINT OF BEGINNING, CONTAINING 9805.8 SQ. FEET, OR .23 ACRES MORE OR LESS, ACCORDING TO A SURVEY DATED 12/20/2004, PERFORMED BY JOHN KOHL & COMPANY, P.C., JEFFREY A. LEOPARD, SURVEYOR, TNRLS NO. 2415, 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203.

BEING THE SAME PROPERTY CONVEYED TO HAMID TOOLOGOLZARI, ALI SHAHOSSEINI AND ZABIH SHAHOSSEINI BY WARRANTY DEED FROM SHAWKAT A KOCHARY, MARRIED, DATED SEPTEMBER 22ND, 2006, OF RECORD IN INSTRUMENT NO. 20060925-0118665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 2838 LOGAN ST, NASHVILLE, TN. 37211

NONE OF THE GRANTORS HAVE OCCUPIED THE ABOVE REFERENCED PROPERTY AS THEIR PRIMARY RESIDENCE.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of February, 2009.

Hamid Toologolzari

Zabih Shahosseini

Ali Shahosseini

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hamid Toologolzari and Ali Shahosseini and Zabih Shahosseini**, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of February, 2009.

Notary Public

My commission expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009