BILL GARRETT, Davidson County
Trans: T20090018497 DEEDQC
Recvd: 03/19/09 14:56 5 pgs
Fees: 32.00 Taxes: 0.00
20090319-0024838

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
HASSAN M. ESLAMI, et ux	MAP 105-7, PARCEL 25-26 15W-0550 15W-0555
HESHMAT GHALAMCHI	
1248 Mary Helen Drive Nashville, TN 37220	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 17th DAY OF March, 2009.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF MARCH 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-24-2010

KRISTIE S. TAYLOR
Notary Public at Large
DAVIDSON CO., TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenants by the entirety ownership in HASSAN M. ESLAMI, ET UX, HESHMAT GHALAMCHI. WE,

HASSAN M. ESLAMI, ET UX, HESHMAT GHALAMCHI, by these presents do hereby quitclaim and convey unto **THOMAS E. STEWART, TRUSTEE**, his successors and assigns, all of my right, title and interest in and to certain real estate in DAVIDSON COUNTY, TENNESSEE, being more particularly described as per the attached Exhibit "A".

Being the same property conveyed unto Hassan M. Eslami, his assigned heirs and successors, and Heshmat Ghalamchi joins in this conveyance to convey any right title or interest she may have into said property. See Deed Book 10315, Page 451, RODCT. The subject to tracts have been combined per Metro Davidson County records to one tract and there is a tax number for the combined two tracts.

This is improved property known as 1291 & 1289 Fourth Avenue South, Nashville, TN

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And Now, I, the said THOMAS E. STEWART, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto HASSAN M. ESLAMI, et ux, HESHMAT GHALAMCHI, as tenants by the entirety, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 17th day of March, 2009.

HESHMAT GHALAMCHI

HASSAN M. ESLAMI

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HESHMAT GHALAMCHI, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 17 day of March, 2009.

Notary public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17th day of March, 2009.

Notary public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE :

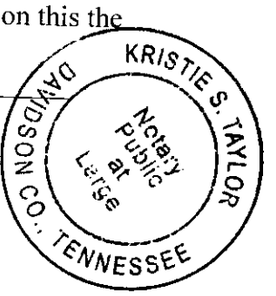
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HASSAN M. ESLAMI, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 17th day of March, 2009.

Notary public

My commission expires: 07-04-2010



Addition, of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

exh. # A

SAID part of said lot fronts 38 feet on the west side of 4th Avenue South and runs back between lines 170 feet, more or less, on the north line and 185 feet on the south line along the north margin of an alley to another alley in the rear on whch it measures 30 feet.

BEING the same property conveyed to Sallie G. Statham and husband, Charles J. Statham by deed from Sallie Harlow Statham (formerly Sallie Harlow Rollins), of record in Book 2690, Page 1, Register's Office for Davidson County, Tennessee.

TRACT II - 1289 Fourth Avenue S.
BEING part of Lot No. 62, on the Plan of Humphrey, Houston and Martin's Addition, of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 4th Avenue South at a point 38 feet northerly from the north margin of a 15 foot alley; running thence northerly along the westerly margin of 4th Avenue S., 38 feet to a point, the southeast corner of Lot No. 63 in said Addition; thence westerly along the dividing line between Lots Nos. 62 & 63, 141 feet, more or less, to an alley; thence southwardly with the east margin of said alley, 30 feet to the former Catherine Johnson's northwest corner; thence east with former Catherine Johnson's line to the beginning.