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

BILL GARRETT, Davidson County
Trans:T20090018497 DEEDQC
Recvd: 03/19/09 14:57 4 pgs
Fees:27.00 Taxes:0.00
20090319-0024839

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
HASSAN M. ESLAMI, et ux	MAP 083-05-0, PARCEL 154.00
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 17 DAY OF March, 2009.

Thomas Eslami
AFFIANT

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

Kristie S. Taylor
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 ~~in common~~ by the entirety ownership in HASSAN M. ESLAMI, ET UX, HESHMAT GHALAMCHI, WE, HASSAN M. ESLAMI, AND 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 follows:

> Land in Davidson County, Tennessee, being the northerly part of Lot No. 3 and the northerly part of the easterly 25 feet front of Lot No. 4 on the Plan of D. H. Bailey's property, as of record in Book 421, page 65, Register's Office for said County, described according to a survey made by Yokeley and Waggoner, Engineers, March 1, 1948, as follows:
>
> Beginning on the southerly margin of Maxwell Avenue at the corner of Lots Nos. 2 and 3; thence with the southerly margin of Maxwell Avenue, westwardly 75.3 feet to the northeast corner of the property conveyed to R. T. Hargrove by deed from Flora Whitt Hargrove, of record in Book 1427, page 589, said Register's office; thence with said Hargrove's easterly line, southwardly 141.5 feet to the northerly line of the property conveyed to Sylvan Homes, Inc., by deed from Delia S. Gebhardt, of record in Book 1642, page 225, said Register's office; thence with said line, eastwardly 25 feet, more or less, to the northwest corner of part of Lot No. 3 conveyed to Wiggs Homes, Inc., by deed from Delia S. Gebhardt, of record in book 1632, page15, said Register's Office; thence with said Wiggs Homes, Inc., northerly line, eastwardly 50 feet, more or less, in all 75 feet, more or less, to the line between Lots Nos. 2 and 3; thence with said line, northwardly 142.45 to the beginning.
>
> Being the same property conveyed to Heshmat Ghalamchi by deed from Russell W. Brothers, Sr.. and Wife, Connie Brothers of record in Book 10721, page 517, Registers Office for Davidson County, Tennessee.
>
> This is improved property known as 1030 Maxwell Avenue, 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 17 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 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, 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 18th day of March, 2009.

notary public

My commission expires: 07-29-2010

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