Box 29

BILL GARRETT, Davidson County
Trans:T20090033467 DEEDQC
Recvd: 05/20/09 16:03 5 pgs
Fees:27.00 Taxes:0.00
20090520-0046588

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Mohammad R. Shams (aka Mohammad Reza Shams), an unmarried man**, does hereby quitclaim and convey unto **Shams Properties, LLC**, all of my right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

SEE EXHIBITS "A" THRU C, ATTACHED HERETO AND MADE A PART HEREOF.

Witness my signature this the 18th day of May, 2009.

Mohammad R. Shams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohammad R. Shams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of May, 2009.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant

Sworn to and subscribed before me this 18th day of May, 2009.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

New Owners:
Shams Properties, LLC
5932 Mt. View Road
Antioch, TN 37013

Send Tax Bills to:

New Owner

EXHIBIT "A"

TRACT 1: Map/Parcel: 17500007200
Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made November 21, 1980, by John Kohl and Company, Land Surveyors, as follows:

Beginning at a fence post in the northeasterly margin of Murfreesboro Road, about 0.5 miles, more or less, from Old Hickory Boulevard, thence leaving said Murfreesboro Road, North 9 deg. 52 min. 40 sec. East 390.41 feet to an iron pipe; thence South 56 deg. 38 min. 27 sec. East 445.44 feet to an iron pipe at the edge of a gravel drive; thence South 28 deg. 38 min. 05 sec. West 427.38 feet to an iron pipe in the northeasterly margin of Murfreesboro Road; thence with the margin of said road, North 44 deg. 51 min. 07 sec. West 332.09 feet to the point of beginning, containing 3.39 acres, more or less.

BEING the same property conveyed to Mohammad Reza Shams, a single man, by Warranty Deed from Carl F. Davis, a single man, dated May 20, 2002, and recorded in Instrument No. 20020712-0084306, said Register's Office.

TRACT 2: Map/Parcel: 147030A08600CO
BEING Unit F-4 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING the same property conveyed to Mohammad R. Shams by Warranty Deed from Rajni Patel, dated December 22, 2006, and recorded in Instrument No. 20061227-0159523, said Register's Office.

EXHIBIT "B"

Map/Parcel: 10515001500

TRACT I: LAND in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the land of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows: Beginning at an iron pin in the northerly margin of Craighead Street; thence with the northerly margin of Craighead Street, North 89 deg. 06 min. 19 sec. West, a distance of 275.00 feet to an iron pin; thence North 00 deg. 53 min. 41 sec. East, a distance of 18.00 feet to an iron pin; thence North 89 deg. 06 min. 19 sec. West, a distance of 22.60 feet to an iron pin; thence leaving said margin of Craighead Street, North 6 deg. 55 min. 16 sec. East, a distance of 95.66 feet to an iron pin; thence North 21 deg. 38 min. 02 sec. East, a distance of 227.46 feet to an iron pin; thence North 31 deg. 04 min. 15 sec. East, a distance of 140.17 feet to an iron pin; thence South 75 deg. 58 min. 24 sec. East, a distance of 107.76 feet to a concrete monument; thence South 3 deg. 23 min. 00 sec. East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II: BEING a 25 foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows: Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence with the margin of same, southerly 25 feet to a point; thence South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet south of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract, North 3 deg. 23 min. West, 25 feet to the beginning.

BEING the same property conveyed to Mohammed R. Shams by Warranty Deed from 460 Craighead, Inc., dated April 30, 2004, and recorded in Instrument No. 20040503-0050195, said Register's Office.

EXHIBIT "C"

Map/Parcel: 05108005300

BEING a parcel of land located in the Eleventh Civil District of Davidson County, Tennessee, and upon a survey dated September 1, 2008 by Benny M. Cantrell, Tennessee RLS #1638, P. O. Box 293192, Nashville, Tennessee 37229, as follows:

Beginning at a point located on the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of the property conveyed to Ruby Anderson (Booki 10969, page 295) and being the northwesterly corner of the herein described land; thence leaving said right-of-way line with the southerly line of Ruby Anderson and the southerly line of the Hare Khrishna Corporation (Instrument No. 20030718-0101162), South 62 deg. 09 min. 00 sec. East, 259.78 feet to an iron rod (new); thence, leaving said line with the westerly line of the Hare Khrishna Corporation property, South 20 deg. 19 min. 39 sec. West 111.63 feet to an existing iron spike; thence, leaving said line with the northerly line of the Jerry Lee Potts property (Instrument No. 20080401-0032460), North 62 deg. 09 min. 00 sec. West, 6.82 feet to an existing iron pin; thence, continuing with the westerly line of the Jerry Lee Potts property, South 25 deg. 30 min. 00 sec. West, 155.83 feet to a 21-inch Maple tree; thence, leaving said line with the northerly right-of-way line of East Webster Street, North 64 deg. 30 min. 00 sec. W, 240.01 feet to an iron rod (new); thence, continuing with a curve to the right 39.49 feet, said curve having a central angle of 90 deg. 30 min. 00 sec, a radius of 25.00 feet, a tangent of 25.22 feet, and a chord of North 19 deg. 15 min. 00 sec. West, 35.51 feet to an iron rod (new); thence with the easterly right-of-way line of Gallatin Pike, North 26 deg. 00 min. 00 sec. East, 252.18 feet to an existing iron spike, the point of beginning, containing 71,875 square fee or 1.650 acres, more or less.

BEING the same property conveyed to Mohammad R. Shams by Warranty Deed from James A. Crossman and wife, Mary B. Crossman, dated September 30, 2008, and recorded at Instrument No. 20081003-0100973, and further by a Quitclaim Deed recorded in Instrument No. 20081003-0100974, said Register's Office.