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Realty Title

Prepared by:

Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 7th day of August, 2009.

Diane K. Mann
Notary Public

My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0907-36109

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shahrzad Ansari, Trustee 4113 E. Lone Oak Road Nashville, TN 37215	New Owner	131030E00100CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the purpose of divesting all interest in the hereinafter described property bequeathed Nima Ganjehloo, a minor, by the Shahpour Ansari Trust dated January 30, 2008, Shahrzad Ansari, custodian for Nima Ganjehloo under the California Uniform Transfers to Minors Act , hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto Shahrzad Ansari, Trustee of the Shahpour Ansari Trust dated January 30, 2008, hereinafter the Grantee, all of her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Lone Oak Condominiums, of record in Book 6200, Page 103, as established by the Master Deed in Book 8866, Page 562, and amended in Book 8870, Page 11, and in Book 8895, Page 629, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shahrzad Ansari, Trustee of the Shahpour Ansari Trust by deed from Shahpour Ansari, an unmarried man, of record in Instrument No. 20080219-0015685, Register's Office for Davidson County, Tennessee. By order of the San Mateo County Superior Court, State of California, entered August 7, 2009, Case No. 117441, Shahrzad Ansari was appointed custodian for Nima Ganjehloo under the California Uniform Transfers to Minors Act and empowered to convey her interests in the subject property.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 4113 E. Lone Oak Road, Nashville,

BILL GARRETT, Davidson County
Trans:T20090056963 DEEDQC
Recvd: 08/20/09 09:07 2 pgs
Fees:12.00 Taxes:0.00
20090820-0078333

Witness my hand this 7 day of August, 2009.

Shahrzad Ansari, Custodian for Nima Ganjehloo
Under the California Uniform Transfers to Minors Act

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shahrzad Ansari, custodian for Nima Ganjehloo under the California Uniform Transfers to Minors Act, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California, this 7th day of August, 2009.

Notary Public

My commission expires: Oct 2, 2010

BCT5 JOHN BAE COMM. #1692325 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Oct. 2, 2010 BCT5

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY OTHER PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.