10-09-001

Davidson County DEEDQC
Recvd: 09/07/10 09:50 2 pgs
Fees:12.00 Taxes:0.00
20100907-0070722

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Map & Parcel Number
118-11-0-042.00

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Subscribed and sworn to before me this 3rd. Day of September, 2010.

My Commission Expires: 1/3/2011

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Suite 301, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Bruce Yazdian	**"NEW OWNER"**
(Name)	(Name)
213 Vaughns Gap Road	
(Street Address)	(Street Address)
Nashville, TN 37205	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Fred Yazdian, hereinafter the **"Grantor"**, does hereby quitclaim and convey all of his right title and interest to, Bruce Yazdian, hereinafter the **"Grantee"**, his heirs, successors and assigns, in and to a certain tract or parcel of land, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No 3. Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.

Being the same property conveyed to Bruce B.Yazdian and wife, Giti A. Yazdian, as to a 75% undivided interest, and Fred Yazdian, as to a 25% undivided interest, by Warranty Deed from Evelyn L. Smith, as to her life estate, and Kenneth Alan Smith and Debora Lynn Smith, all devisees of the Will of Jesse W. Smith, deceased, of record in Book 10434, page 765, Register's Office for Davidson County, Tennessee.

Being improved property located at 2834 Azalea Place, Nashville, Tennessee 37204.

This conveyance is subject to any and all provisions and restrictions contained in said Warranty Deed and matters of record, which provisions and restrictions are incorporated herein by reference.

Grantee shall be responsible for property taxes on the subject parcels for the current year.

The subject property is not now nor ever has been the principal place of residence of the Grantor herein.

Witness my hand this 3rd. Day of September, 2010.

FRED YAZDIAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared FRED YAZDIAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd. Day of September, 2010.

My Commission Expires: 1/3/2011

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Peter Weiss, do make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/3/2011

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON