SEND TAX BILLS TO:

Ahmed Derakhshan and
Effat Abbasi
447 Moss Trail
Goodlettsville, TN 37072

NEW OWNERS:

Ahmed Derakhshan and
Effat Abbasi
447 Moss Trail
Goodlettsville, TN 37072

MAP & PARCEL
NOS. 26-9-77

BILL GARRETT, Davidson County
Trans:T20100067353 DEEDQC
Recvd: 10/25/10 09:22 2 pgs
Fees:12.00 Taxes:0.00
20101025-0085048

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25 DAY OF October 20 10
Deputy Register

THIS INSTRUMENT PREPARED BY:
Steven L. Lefkovitz
Lefkovitz & Lefkovitz
618 Church Street, Suite 410
Nashville, TN 37219
Phone: (615) 256-8300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, and for love and affection and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Effat Abbasi, by these presents do hereby remise, release, quitclaim and convey unto Ahmed Derakhshan and Effat Abbasi, to create a tenancy by the entirety, all of my right, title and interest in the following described land located in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof.

WITNESS my hand this 22 day of OCT, 2010.

Effat Abbasi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Effat Abbasi, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at GOODLETTSVILLE, TN, Tennessee, this 22 day of OCT, 2010.

NOTARY PUBLIC

My Commission Expires: 1-29-13

KENNY W. TESH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

TRACT 1:

Being Lot No. 43 on the Plan of Goodlettsville Heights Subdivision, Section 2, a plan of which is of record in Book 1424, page 121, Register's Office, Davidson County, Tennessee.

Said Lot No. 43 fronts 220 feet on the east side of Moss Trail Road and runs back 168.2 feet on the north line and 219.1 feet on the south line, and shows 225.04 feet on the rear line.

TRACT 2:

A tract or parcel of land situated in the City of Goodlettsville, Tenth Civil District of Davidson County, Tennessee, to-wit:

Beginning at a point on the easterly margin of Moss Trail Road, the same being located N 1 deg. 05 min. E and 60 feet from the northwest corner of Lot No. 43 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Plat Book 1424, page 12, in the Register's Office for Davidson County, Tennessee; thence S 88 deg. 58 min. E along the common line of the land conveyed to C. Earl Bullock, of record in Book 4529, page 910, said Register's Office, a distance of 153.67 feet to a point on the west margin of L & N Railroad; thence with said railroad right-of-way S 12 deg. 29 min. E 6414 feet to the northeast corner of Lot No. 43 of said subdivision; thence with the north line of same N 88 deg. 55 min. W 168.2 feet to a point on the east margin of Moss Trail Road, the same being the northwest corner of said Lot 43; thence along the margin of Moss Trail Road, N 1 deg. 05 min. E 60 feet to the point of beginning

INCLUDED BUT EXPRESSLY EXCLUDED from the above described property is property conveyed by Deed of record in Book 9247, page 761 and by Instrument of Correction filed in Book 9367, page 911 and Second Instrument of Correction to Warranty Deed filed in Book 9597, page 793, all in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Effat Abbasi by deed from David W. Gaw and Dorsey H. Tynes, filed of record in Book 11105, Page 602, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.