This instrument Prepared by
And Return To:

Fearnley and Califf, PLLC
565 Marriott Dr, Ste 850
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20100078238 DEEDQC
Recvd: 12/13/10 10:28 2 pgs
Fees:12.00 Taxes:0.00
20101213-0098915

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, Mohammad Ray Shams, for and in consideration of zero (00/100) Dollars, does hereby bargain, sell, remise, quitclaim and convey unto Mohammad Reza Shams and Sonia Ortiz Jimenez, husband and wife, his interest in the following described real property situated Davidson County, Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING ALL OF LOT NO. 64 OF SOUTH SHORE, SECTION 1, PHASE 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT OF RECORD IN INSTRUMENT NO. 20020624-0075604, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

SEE EXHIBIT A attached for complete legal description derevation
Property Address: 208 Oceanfront Cir S, Antioch, TN 37013

Parcel No.: 165050A06400CO
IN TESTIMONY WHEREOF I have executed this instrument this the 1ST day of December, 2010.

Mohammad Ray Shams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of December, 2010, before me, the undersigned, personally appeared, Mohammad Ray Shams, to me personally known (or proved 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, at office, this 1ST day of December, 2010.

My commission expires: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $.00.

Affiant

Subscribed before me this 1ST day of December, 2010

My commission expires: 6/18/13

Notary Public (seal)

ROBBIE L. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Property Address known as: 208 Oceanfront Cir S, Antioch TN 37013
Owner's Name: Mohammad Reza Shams *
Mail Tax Bills To: Mohammad Reza Shams
* 5932 Mt. View Rd., Antioch TN 37013

(***Note: This Deed was prepared without the benefit of a title search)

Exhibit A

Being the same property conveyed to Mohammad Ray Shams by Cash Deed from Department of Housing and Urban Development dated October 7, 2010 and recorded In Instrument No. 20101011-0081328, Registers Office for Davidson County, Tennessee