BILL GARRETT, Davidson County
Trans:T20110028686 DEEDQC
Recvd: 05/13/11 11:41 2 pgs
Fees:12.00 Taxes:0.00
20110513-0036833

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Quitclaim Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Eber Moran, Santos A. Moran & Alex Moran 2422 Dickerson Pike Nashville, TN 37207-4528	Same	Map 071 03, Parcel 031 & 165 031 & 166

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **EBER MORAN & SANTOS A. MORAN** by these presents do hereby quitclaim and convey unto **ALEX E. MORAN** their successors and assigns, 1/3 interest in and to the following described tract of land:

See Exhibit "A"

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The above described real estate is improved and is not or ever was marital property nor is subject to any homestead exemption of the spouse of the Grantor.

This is improved property commonly known as 2420, 2422, 2424, 2426 Dickerson Road, Nashville, TN 37207. Reference is made to Instrument No 20110503-0033108 for source of Title

This instrument was prepared from information furnished by the parties.

WITNESS my hand this the 13th day of May, 2011.

Eber Moran
EBER MORAN

Santos A. Moran
SANTOS A. MORAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THER TRANSFER IS -0-.

Santos A. Moran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2011.

Leon Sharber
Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **EBER MORAN & SANTOS A. MORAN** 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 Nashville, Tennessee this the 13th day of May, 2011.

Leon Sharber
NOTARY PUBLIC

My commission expires: 2/18/2013

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT I

Being the southerly 50 feet of Lot No. 8 on the Plan of Dr. E.T. Brown's Subdivision of part of the Hughes Place in the 18th, formerly the 17th District of Davidson County, Tennessee, of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.

Said southerly 50 feet of Lot No. 8 fronts 50 feet on the westerly margin of the Dickerson Pike and runs back 206.7 feet on the southerly line, with the northerly line of Lot No. 7 and 215 feet, more or less, on the northerly line to an alley on which measures 45 feet, more or less.

TRACT II

Being a tract of land in the 4th Councilmanic District of Davidson County and the southerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Lot 17 of Dr. E.T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 18, 7 and 8 of said subdivision; thence with the northerly line of said Lot 18 in a westerly direction 139.5 feet, more or less, to the southeasterly corner of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with the easterly line of said Sadler in a northerly direction 50 feet to a point; thence now with a new line in an easterly direction 139.5 feet, more or less, to a point in the easterly line of said Lot 17 of said subdivision; thence in a southerly direction, with said easterly line of said Lot 17 50 feet to the point of beginning.

Being the same property conveyed to NADER KARSHENAS NAJAFABAD, by deed of record as Instrument No. 20030625-0087020, said Register's Office.

TRACT III

Being a tract of land in the 4th Councilmanic District of Davidson County and the northerly portion of that property conveyed to Katherine L. Colson and William S. Russell and wife, Rebecca C. Russell, in Deed Book 11534, page 803, Register's Office for Davidson County, Tennessee (Map 71-03, Parcel 31.00 Tax Assessors Office for Davidson County, Tennessee) described as follows:

Beginning at the northeast corner of Lot 17 of Dr. E.T. Brown's Subdivision of part of the Hughes Place (Plat Book 332, page 55, Register's Office for Davidson County, Tennessee), said corner being a common corner to Lots 16, 8 and 9 of said subdivision; thence with the easterly line of said Lot 17 in a southerly direction 50 feet to a point; thence now with a new line in a westerly direction 139.5 feet, more or less, feet to a point in the westerly line of that property conveyed to Chester C. Sadler and wife, Mildred B. Sadler, in Book 4786, page 155, Register's Office for Davidson County, Tennessee, (Map 71-03, Parcel 34, Tax Assessors Office for Davidson County, Tennessee); thence with said line in a northerly direction 50 feet to the northeast corner of said Sadler in the southerly line of Lot 16 of said subdivision; thence with the southerly line of said Lot 16 in an easterly direction 139.5 feet, more or less, to the point of beginning.

Being the same property conveyed to NADAR KARSHENAS NAJAFABAD AND WIFE, KATAYOUN JAFARIAN, by deed of record as Instrument No. 20010515-0050201, said Register's Office.

TRACT IV

Being North 54 ½ feet of Lot No. 8, Dr. E.T. Brown Subdivsion of the Hughes Place, as shown by plat of record in Plat Book 332, page 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby mad for a more complete and accurate description of said Lot.

Being the same property conveyed to NADAR KARSHENAS NAJAFABAD AND WIFE, KATAYOUN JAFARIAN, by deed of record as Instrument No. 20000413-0037175, said Register's Office.