BILL GARRETT, Davidson County
Trans:T20130050001 DEEDTRS
Recvd: 06/13/13 15:47 4 pgs
Fees:23.00 Taxes:740.00
20130613-0060719

FROM: STEPHEN M. MONTGOMERY
SUBSTITUTE TRUSTEE

TO: SHAHRAM MISSAGHI
NEW OWNER

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No:
Shahram Missaghi #2 934 Boulder Wood Rise Victoria, British Columbia, V8Y3H5 Canada	same	Map-Parcel 116-04-0-128.00

This instrument prepared by:
Neal & Harwell, PLC
150 Fourth Avenue, North, Suite 2000, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me, this the 13th day of June, 2013.

NOTARY PUBLIC

LYNN WATKINS-LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Aug. 17, 2015

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 17, 2008, of record as Instrument 20080926-0097921, Register's Office for Davidson County, Tennessee ("Deed of Trust") Fariborz Ferdowsi and Homayoun Aminmadani (collectively the "Borrower") and Lela Ferdowsi (the "Grantor") conveyed to Kay B. Waller, Trustee, the hereinafter described real estate ("Property") to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, ("Note"); and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, Shahram Missaghi, is the lawful owner and holder of the indebtedness by virtue of that certain Assignment of Debt and Liens of record as Instrument 20130507-0046189, Register's Office for Davidson County, Tennessee:

WHEREAS, Shahram Missaghi appointed Stephen M. Montgomery as Substitute Trustee in the place and stead of Kay B. Waller, Trustee, by virtue of that certain Appointment of Substitute Trustee of record as Instrument 20130517-0050255, Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen M. Montgomery, Substitute Trustee, to sell the Property; and

WHEREAS, Homayoun Aminmadani was released from all obligations under the Deed of Trust pursuant to that certain Partial Release of Deed of Trust dated June 3, 2013, of record as Instrument No. 20130612-0059867, Register's Office for Davidson County, Tennessee; and

WHEREAS, Stephen M. Montgomery, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 10:00 a.m. Central Time on June 13, 2013 at the front door of the Metro Courthouse, Plaza Entrance, One Public Square in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from Borrower's statutory right of redemption, homestead, dower and all other exemptions and marital rights, all of which are expressly waived and conveyed in said Deed of Trust, and advertisement of sale was duly published in the Nashville Scene, a newspaper of general circulation in Davidson County, Tennessee, on May 23, May 30 and June 6, 2013; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Shahram Missaghi, acting through his agent, Stephen M. Montgomery was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 10:13 a.m. Central Time by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, Stephen M. Montgomery, Substitute Trustee, pursuant to the credit bid of Shahram Missaghi, acknowledges the credit in the amount of Two Hundred Thousand Dollars ($200,000.00) against the indebtedness evidenced by the Note, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Shahram Missaghi, his heirs, successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 and parts of Lots Nos. 13, 14 and 15 on the Plan of Clearview Subdivision, of record in Book 843, page 8, Register's Office, Davidson County, Tennessee, and described according to a loan survey made by James A. Hamilton, Jr. dated October 16, 1950 as follows:

Beginning at a point in the west margin of Estes Avenue at the common corner of Lots Nos. 11 and 12; thence along said Avenue, South 85 feet to a point which is 10 feet south of the common corner of Lots Nos. 12 and 13; thence westerly 134 feet, more or less, to a point in Lot 14 which is 51 feet west of the corner of Lots 12, 13 and 14, and which is in the line between Lots 12 and 13 if extended westerly; thence North 85.2 feet to the corner of Lots 11 and 12; thence with the line between said lots easterly 125 feet, more or less, to the point of beginning.

Being the same property conveyed to Fred Ferdowsi and wife Lela Ferdowsi by quitclaim deed from Neda Ferdowsi, single, of record in Instr. 20080807-0081246, Register's Office for Davidson County, Tennessee; being the property conveyed to Neda Ferdowsi, single, by deed from Jacqulynn L. Benson and Grant Benson of record in Instr. 20060407-0040319, said Register's Office.

Fred Ferdowsi and Fariborz Ferdowsi are one and the same person.

This is improved property known as 715 Estes Road, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Shahram Missaghi, his heirs, successors and assigns, forever; and Stephen M. Montgomery, Substitute Trustee, does hereby transfer, assign, and set over unto Shahram Missaghi, all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

CONCURRENT with the sale of the herein referenced Property, Stephen M. Montgomery, Substitute Trustee, acting for and under the instruction of the secured party also conducted a sale under the Uniform Commercial Code of all the right, title and interest of Borrower in any of the property that may be determined to be personal property and/or fixtures pursuant to the Uniform Commercial Code as adopted in Tennessee (collectively referred to hereinafter as the "Personal Property"), pledged to secured party, all as more particularly described in the Deed of Trust. Shahram Missaghi, being the highest and best bidder, did also purchase the Personal Property referenced herein, and Stephen M. Montgomery, Substitute Trustee, acting for and under the instruction of the secured party, for the same good and valuable consideration, does by these presents hereby sell, transfer, assign and set over all of the secured party's right, title and interest in and to said Personal Property, but not further or otherwise.

[SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, the said Stephen M. Montgomery, Substitute Trustee, has executed this instrument on this the 13th day of June, 2013.

Stephen M. Montgomery, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Montgomery, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of June, 2013.

NOTARY PUBLIC

LYNN WATKINS-LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Aug 17, 2015