FROM: McMurtry Meadows, a Tennessee General Partnership

TO: JAMES B. HARDY

QUITCLAIM DEED

BOOK 6513 PAGE 319

ADDRESS NOW OWNER:

c/o The Cole Company
100 North Main Street
P.O. Box 466
Goodlettsville, TN 37072

SEND TAX BILLS: (Same)

MAP-PARCEL NOS. None Established
104-11-I
Is

THIS INSTRUMENT PREPARED BY:

Gary J. Mitchell
Langford, Switzer & King
2200 Hillsboro Road
Suite 400
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Gary J. Mitchell
Affiant

SUBSCRIBED TO AND SWORN BEFORE ME THIS 26th DAY OF DECEMBER, 1984.

Sandra Lee Braxton
NOTARY PUBLIC

My Commission Expires: 11-18-87
(AFFIX SEAL)

1902 17 IDENTIF. REFERENCE MAR 19 2 28 PM '85 ELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

WITNESSETH

WHEREAS, McMurtry Meadows, a Tennessee General Partnership, consisting of Gaylor E. Cole, C. W. Tidwell, Robert B. Jones and James B. Hardy, hereinafter the "Grantor", is the owner of a certain condominium development known as Charlton Square, as established by a Master Deed, of record in Book 6464, Page 105, Register's Office for Davidson County, Tennessee; and

WHEREAS, said partners mutually desire to transfer the interest of the partnership to themselves individually to vest title in themselves individually.

NOW, THEREFORE, for and in consideration of the foregoing preises, and no monetary consideration, the Grantor does hereby quitclaim and convey unto JAMES B. HARDY, any and all interest that the Grantor may possess in and to the following described property:

Being the Units known as 2028, 2034 and 2038, a part of Charlton Square created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, as Exhibit "J" to said Master Deed, said Register's Office, for a more complete identification and description of such Units.

54 03/19 9.00- CHECK

Being part of the same property conveyed to McMurtry Meadows, a Tennessee General Partnership, by deed from Henrietta R. Davis Cortes, of record in Book 6307, page 747, Register's Office for Davidson County, Tennessee; and

Being part of the same property conveyed to McMurtry Meadows, a Tennessee General Partnership, by deed from Roy F. Bugbee, Jr., and wife, Margaret P. Bugbee, of record in Book 6298, page 642, Register's Office for Davidson County, Tennessee; and

Being part of the same property conveyed to McMurtry Meadows, a Tennessee General Partnership by deed from Eleanor Graham of record in Book 6298, page 645, Register's Office for Davidson County, Tennessee; and

Being part of the same property that was abandoned and vacated by the Metropolitan Government of Nashville and Davidson County, Tennessee, by act of the Metropolitan Council of Nashville and Davidson County, Tennessee (Bill Number 84-326), and thereby transferred to the surrounding property owners, the Sisters of Mercy, St. Bernard's Convent, and Gaylor Cole and C. W. Tidwell; and, being the same property conveyed to Gaylor Cole and C. W. Tidwell by Quitclaim Deed from the Sisters of Mercy, St. Bernard's Convent, of record in Book 6326, page 522, Register's Office for said County; and, being the same property conveyed to McMurtry Meadows, a Tennessee General Partnership, by Quitclaim Deed from Gaylor Cole and C. W. Tidwell of record in Book 6464, page 103, Register's Office for said County.

Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to be bound by the instruments creating Charlton Square and Charlton Square Homeowners Association, Inc. Grantee further agrees hereby to pay all assessments whether special or general which are levied by Charlton Square Homeowner's Association, Inc., in connection with Charlton Square. Grantee specifically consents to the terms and conditions of Paragraph 7 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument as of the 26th day of December, 1984.

"GRANTEE"

James B Hardy

"GRANTOR"

McMURTRY MEADOWS, a
Tennessee General Partnership

BY: Gaylor E. Cole Partner
Gaylor E. Cole, Partner

BY: C. W. Tidwell Partner
C. W. Tidwell, Partner

BY: Robert B. Jones
Robert B. Jones, Partner

BY: James B Hardy, Partner
James B. Hardy, Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Sandra Lee Brazelton, a Notary Public in and for the County and State aforesaid, personally appeared Gaylor E. Cole, C. W. Tidwell, Robert B. Jones and James B. Hardy, with whom I am personally acquainted, and who upon oath acknowledged themselves to be all of the general partners of McMurtry Meadows, a Tennessee general partnership, the within named bargainor, and that they as such general partners being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as all of the general partners of McMurtry Meadows, a Tennessee general partnership.

Witness my hand and seal, in Nashville, Tennessee, this the 26th day of December, 1984.

Sandra Lee Brazelton
NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Sandra Lee Brazelton, a Notary Public in and for said County and State, the within named James B. Hardy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Tennessee, this the 26th day of December, 1984.

Sandra Lee Brazelton
NOTARY PUBLIC

My Commission Expires: 11-1-87