FROM: C & T Development Company, Inc.
A Tennessee Corporation

TO: JAMES B. HARDY

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL NOS.
c/o The Cole Company 100 North Main Street P.O. Box 466 Goodlettsville, TN 37072	c/o The Cole Company 100 North Main Street P.O. Box 466 Goodlettsville, TN 37072	104-11-I

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- .

x James B. Hardy
Affiant

SUBSCRIBED TO AND SWORN BEFORE ME THIS 21st DAY OF MAY, 1985.

Sandra Lee Brazelton
Notary Public

My Commission Expires: 1-15-87
(AFFIX SEAL)

J 0 6 6 8 2

IDENTIFICATION

MAY 22 8 39 AM '85

REGISTER DAVIDSON COUNTY, TN

RECD

W I T N E S S E T H:

WHEREAS, C & T Development Company, Inc., a Tennessee Corporation, hereinafter the "Grantor", is the owner of certain units of a 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 corporation desires to transfer the interest of the corporation in and to said certain units to James B. Hardy, hereinafter the "Grantee".

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

Being the Units known as 2014 and 2024, a part of Charlton Square created under Title 66, Chapter 27, Section 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.

Being part of the same property conveyed to C & T Development Company, Inc., by McMurtry Meadows, a Tennessee General Partnership, of record in Book 6513, page 328, 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 Homeowners 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 21st day of May, 1985.

"GRANTEE"

x James B. Hardy
James B. Hardy

"GRANTOR"

C & T Development Company, Inc.

By: x James B. Hardy, Sec.
James B. Hardy, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra Lee Brazelton, a Notary Public in and for the County and State aforesaid, personally appeared James B. Hardy, with whom I am personally acquainted, and who upon oath acknowledged himself to be Secretary of C & T Development Company, Inc., the within named bargainor, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Secretary.

Witness my hand and seal, in Nashville, Tennessee, this the 21st day of May, 1985.

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, which 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 21st day of May, 1985.

Sandra Lee Brazelton
Notary Public

My Commission Expires: 11-1-87