This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

BOOK 9524 PG 645

QUITCLAIM DEED

Address New Owner(s) as follows: CJS LEASING COMPANY, Suite 201, 1309 Briarville Road, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map and Parcel No. Map No. 051-10-0-F, Parcel No. 005.00 CO, Field Book No. 11D-94402

THIS QUITCLAIM DEED is made and entered into on this 01st day of January 1994, by and between **C & T DEVELOPMENT CO., INC.**, a Tennessee Corporation, hereinafter referred to as Grantor, and **CJS LEASING COMPANY,** a Tennessee General Partnership, composed of C. W. TIDWELL, H. S. TIDWELL and JAMES B. HARDY, hereinafter referred to as Grantee, its successors and assigns.

W I T N E S S E T H: THAT

For and in consideration of the sum of One ($1.00) Dollar to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, Grantor does hereby remise, release and quitclaim unto Grantee, **CJS LEASING COMPANY,** a a Tennessee General Partnership, composed of C. W. TIDWELL, H. S. TIDWELL and JAMES B. HARDY, its successors and assigns, forever, all of its right, title and interest in and to the real property located at and known as Unit No. 5, Oakland Trace Commercial Offices, 1309 Briarville Road, Madison, Davidson County, Tennessee 37115, and being more particularly described as **EXHIBIT A**, attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the day and year first written above.

C & T DEVELOPMENT CO., INC.

By: _____
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County aforesaid, **C. W. TIDWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of **C & T DEVELOPMENT CO.**, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Madison, Tennessee, on this the 01st day of January 1994.

_____ Notary Public

My commission expires 07 Jul, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ -0- .

_____ Affiant

Subscribed and sworn to before me
this 01st day of January 1994.

_____ Notary Public

My commission expires 07 Jul, 1996

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

10275
IDENTIF. & REFERENCE
94 NOV 18 PM 3:34
REGISTER
DAVIDSON COUNTY, TN.

RJ.Esc.111.CAT.QD

EXHIBIT A

Being Unit No. 5, Oakland Trace Commercial Offices, Suite _____, 1309 Briarville Road, Madison, Davidson County, Tennessee, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7392, page 68, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Oakland Trace Commercial Offices attached as EXHIBIT A to said Master Deed, for a more complete and accurate description of said Unit.

Being part of the same property conveyed to C & T DEVELOPMENT CO., INC., a Tennessee Corporation, by Warranty Deed from Harold D. Woosley and wife, Nancy C. Woosley, of record in Book 7110, page 571, Register's Office for Davidson County, Tennessee, and being combined into one parcel known as Lot No. 1, as recorded in Oakland Trace Commercial Subdivision of record in Book 6900, page 219, said Register's Office.

This is improved property located at and known as Unit No. 5, Oakland Trace Commercial Offices, 1309 Briarville Road, Madison, Davidson County TN 37115.

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