B x 15
JR

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 9589 PG 940

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-A, Parcel No. 115.00, Field Book No. 11D-94052

THIS QUITCLAIM DEED is made and entered into on the 01st day of January 1994, by and between **C. W. TIDWELL, H. S. TIDWELL and JAMES B. HARDY**, tenants in common, hereinafter collectively 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

WHEREAS, C. W. TIDWELL, H. S. TIDWELL and JAMES B. HARDY are the owners as tenants in common of that certain real property hereinafter described; and

WHEREAS, for all purposes other than title, that certain real property hereinafter described has been maintained under the name S. P. LEASING COMPANY, a Tennessee General Partnership, composed of C. W. Tidwell, H. S. Tidwell and James B. Hardy; and

WHEREAS, the name of S. P. LEASING COMPANY has been changed to CJS LEASING COMPANY; and

WHEREAS, Grantor desires to properly title the name of the real property in CJS LEASING COMPANY, a Tennessee General Partnership;

NOW, THEREFORE, 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 Tennessee General

Partnership, its successors and assigns, forever, all of their right, title and interest in and to the real property located at and known as 1544 Lewis 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 Grantors have duly executed this Quitclaim Deed on the day and year first written above.

C. W. TIDWELL

H. S. TIDWELL

JAMES B. HARDY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **C. W. TIDWELL and H. S. TIDWELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 01st day of January 1994.

Notary Public

My commission expires July 26, 1997

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES B. HARDY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 01st day of January 1994.

Notary Public

My commission expires July 26, 1997

R1:Gel.III:SPLEAS.QD

BOOK 9589 PG 942

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 24th day of January 1994.

_____ Notary Public

My commission expires 07 July 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

32268
IDENTIF. & REFERENCE

95 FEB -6 PM 3:35

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

95 02 06 12:01 03CHECK 16.00

RI Bat 111 SPLEAS.QD

EXHIBIT A

Being Unit 1544 on the Plan of Oakland Trace PUD, and being known as 1544 Lewis Road, Madison, Davidson County, Tennessee, as shown of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to C. W. Tidwell, H. S. Tidwell and James B. Hardy, as tenants in common, by Warranty Deed from Oakland Commons, a Tennessee Partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr. and Boyd H. Parsons, Jr., of record in Book 7112, page 565, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 1544 Lewis Road, Madison, Davidson County TN 37115.