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

WARRANTY DEED

Address New Owner(s) as follows: CJS LEASING COMPANY, a Tennessee General Partnership, 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. 104-11-0-I, Field Book No. 15203

For and in consideration of the sum of **EIGHTY ONE THOUSAND FIVE HUNDRED ($81,500.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **DAN E. ELKINS and wife, MERYLL ROSE ELKINS**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CJS LEASING COMPANY, a Tennessee General Partnership composed of JAMES B. HARDY, C. W. TIDWELL and H. S. TIDWELL**, its representatives, successors and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as **2012 Convent Place, Nashville, Davidson County TN 37212**.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **CJS LEASING COMPANY, a Tennessee General Partnership composed of JAMES B. HARDY, C. W. TIDWELL and H. S. TIDWELL**, its representatives, successors and assigns, forever; and we, **DAN E. ELKINS and wife, MERYLL ROSE ELKINS**, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on **EXHIBIT B** attached hereto and made a part hereof. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its representatives, successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hands this 31st day of March 1995.

DAN E. ELKINS

MERYLL ROSE ELKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAN E. ELKINS** and wife, **MERYLL ROSE ELKINS**, 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 31st day of March 1995.

Notary Public

My commission expires 07 Feb 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $81,500.00.

Affiant

Subscribed and sworn to before me
this 31st day of March 1995.

Notary Public

My commission expires 07 Feb 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

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. 2012, in a Horizontal Property Regime, which is located on the Plat of Charlton Square, of record in Book 6464, page 164, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Dan E. Elkins and wife, Meryll Rose Elkins, by Warranty Deed from C & T DEVELOPMENT CO., INC., a Tennessee corporation, of record in Book 6573, page 604, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2012 Convent Place, Nashville TN 37212.

EXHIBIT B

1. 1995 State and Metropolitan Nashville real property taxes, a lien, but not yet due and payable.

   1994 State and Metropolitan Nashville real property taxes, listed to Dan E. Elkins et ux as Field Book No. 24W 15203, Map and Parcel No. 104-11-0-I, $847.13, **PAID**.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Sections 67-5-603, et seq.

3. The premises here insured is a Condominium established pursuant to the provisions of Tennessee Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utilities which now or hereafter established over, through or upon the land embracing the regime and buildings thereon, including, but not limited to, all terms, provisions, conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Charlton Square Condominium, as of record in Book 6464, page 105, and the By-Laws appended thereto of record in Book 6464, page 146, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 6464, page 164, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain setback lines and easements to which reference is hereby made for location and dimensions thereof.

5. Rights of others and easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, to that portion of the premises contained in an alley closed by Ordinance No. 84-326, of the Metropolitan Council of Nashville and Davidson County, Tennessee.

6. Rights or claims of parties other than Insured in actual possession of any or all of the property.

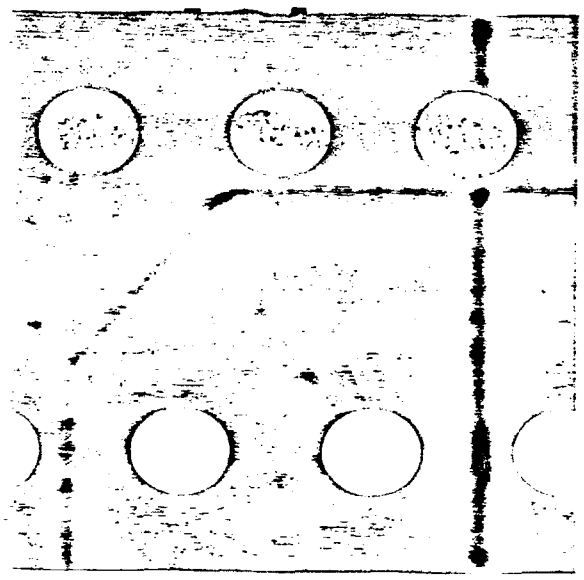
7. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

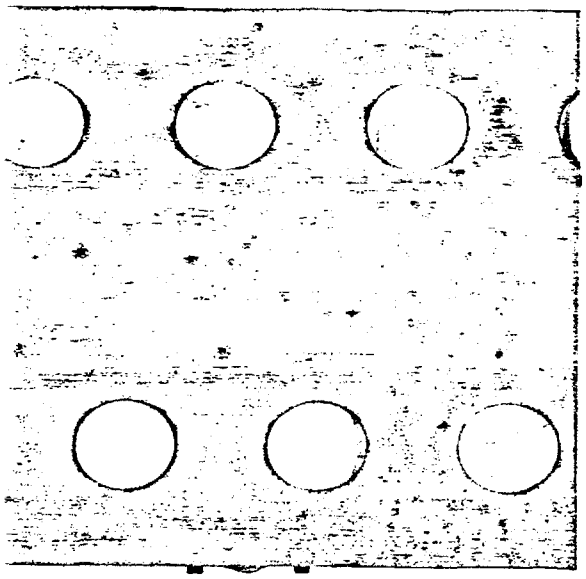
47389
IDENTIF. & REFERENCE

95 MAR 31 PM 4:00

5318 03/31/95 0101 03CHECK 319.55

RE.EST.III.cyalease wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9633 PG 433

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	31500.00
CON TX	301.55
PRFEE	1.00
WDEED	16.00
TOTAL	318.55
CHECK	318.55

03/31/95 01 16:02 0001 6318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47389
IDENTIF. & REFERENCE

95 MAR 31 PM 4:00

REGISTER
DAVIDSON COUNTY, TN.

No. 895855