Bar 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

WARRANTY DEED BOOK 9734 PG 906

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. 051-10-0-E 007.00, Field Book No. 11D-94420

For and in consideration of the sum of Seventy-five thousand + 00/100 ($ 75000 00) **DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **C & T DEVELOPMENT CO., INC.**, a Tennessee corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does 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 **803 Lewis Court, Madison, Davidson County TN 37115**.

TO HAVE AND TO HOLD said tracts or parcels 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 **C & T DEVELOPMENT CO., INC.**, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind itself/its successors, assigns 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 18 day of July 1995.

C & T DEVELOPMENT CO., INC.

By _____
C. W. Tidwell, President

By _____
H. S. Tidwell, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. W. TIDWELL and H. S. TIDWELL, with whom I am personally acquainted, or who proved themselves to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the PRESIDENT and SECRETARY of C & T DEVELOPMENT CO., INC. and that they as such PRESIDENT and SECRETARY, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the C & T DEVELOPMENT CO., INC. by the said C. W. TIDWELL as such PRESIDENT and by the said H. S. TIDWELL as such SECRETARY.

Witness my hand and official seal at office at Madison, Tennessee, on this the 18th day of July 1995.

_____ Notary Public

My commission expires July 26, 1997

KAREN W. ROLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 75000.00.

_____ Affiant

Subscribed and sworn to before me this 18th day of July 1995.

_____ Notary Public

My commission expires July 26, 1997

KAREN W. ROLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

RL BBT III cat-cjo wd

EXHIBIT A

Being Unit No. 7, known as 803 Lewis Court, Madison, Davidson County, Tennessee 37115, and being a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and established by Master Deed of record in Book 7506, page 623, 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 Condominium Plat, Oakland Trace - Phase III, as shown of record in Book 7506, page 650, said Register's Office, attached as EXHIBIT C to said Master Deed, for a more complete and accurate description of said Unit.

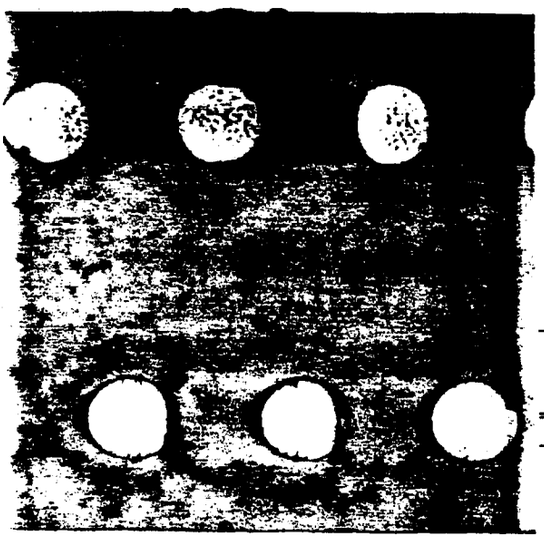
Being part of the same property conveyed to C & T DEVELOPMENT CO., INC., a Tennessee Corporation, by Warranty Deed from Oakland Commons, a Tennessee Partnership, as shown of record in Book 7372, page 571, Register's Office for Davidson County, Tennessee.

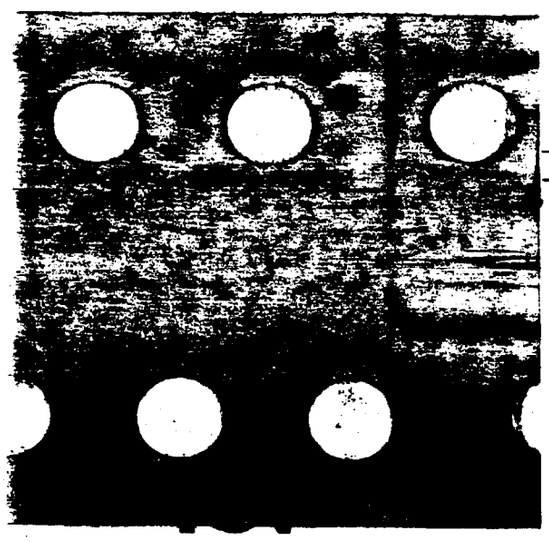
This is improved property located at and known as 803 Lewis Court, Madison, Davidson County TN 37115.

3573 07/19 0101 03CHECK 290.50

0080324
IDENTIF. ↑ REFERENCE

95 JUL 19 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9734 PG 909

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

[illegible]	75000.00
[illegible] TX	277.50
PRFEE	1.00
WDEED	12.00
TOTAL	290.50
CHECK	290.50

[illegible] 15:39 0001 2533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080324

IDENTIF. & REFERENCE

95 JUL 19 PM 3:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931626