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, 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. 104-11-0-I, Parcel No. 006.00, Field Book No. 24W-15204

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, and other good and valuable considerations, we, J. GARY SHARP and wife, JOYCE E. SHARP, 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 Hollis S. Tidwell, its 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 2014 Convent Place, Nashville TN 37205.

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 Hollis S. Tidwell, its successors, representatives and assigns, forever; and we, J. GARY SHARP and wife, JOYCE E. SHARP, 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. 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 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 13th day of July 1995.

J. GARY SHARP

JOYCE E. SHARP

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. GARY SHARP** and wife, **JOYCE E. SHARP**, 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 Madison, Tennessee, this 16th day of July 1995.

Karen W. Collins Notary Public

My commission expires July 26, 1997

KAREN W. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $~~83,500.00~~ $81,500.00.

Affiant

Subscribed and sworn to before me this 16th day of July 1995.

Karen W. Collins Notary Public

My commission expires July 26, 1997

KAREN W. COLLINS 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 37219-04812

RI.Est.11.SHP-CJS.w/d

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. _____, known as 2014 Convent Place, Nashville, Davidson County, Tennessee, 37205, and being a part of Charlton Square, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and 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 Unit as set forth in the said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, attached as Exhibit J to said Master Deed for a more complete and accurate description of said Unit.

Being part of the same property conveyed to James B. Hardy by Quitclaim Deed from C & T DEVELOPMENT CO., INC., a Tennessee corporation, as shown of record in Book 6562, page 551, Register's Office for Davidson County, Tennessee.

And being part of the same property conveyed to J. Gary Sharp and wife, Joyce E. Sharp, by Warranty Deed from James B. Hardy and wife, Gloria A. Hardy, as shown of record in Book 9194, page 480, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2014 Convent Place, Nashville TN 37205.

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 J. Gary Sharp et ux as Field Book No. 24W 15204, Map and Parcel No. 104-11-I/006, $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 Plan of record in Book 6464, page 164, Register's Office for Davidson County, Tennessee. Reference is hereto made for a more accurate and complete description.

4. Subject to the rights of others and easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, to that portion of the premises containing an alley closed by Bill No. 84-326, of the Metropolitan Council of Nashville and Davidson County.

5. 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.

6. Rights of others in and to the common elements.

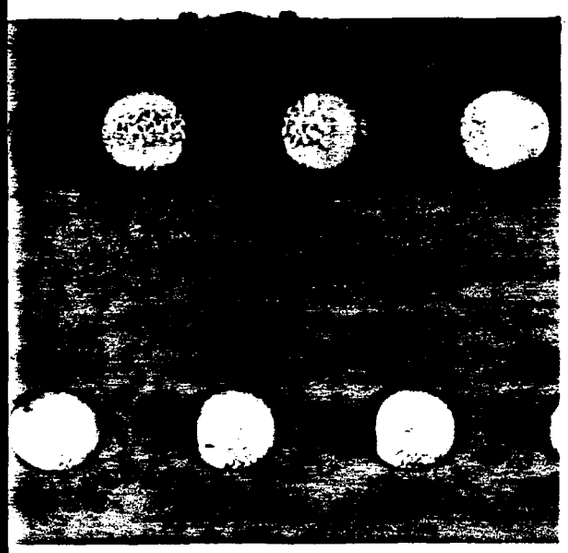
7. Subject to the liens for any unpaid assessments and/or special assessments.

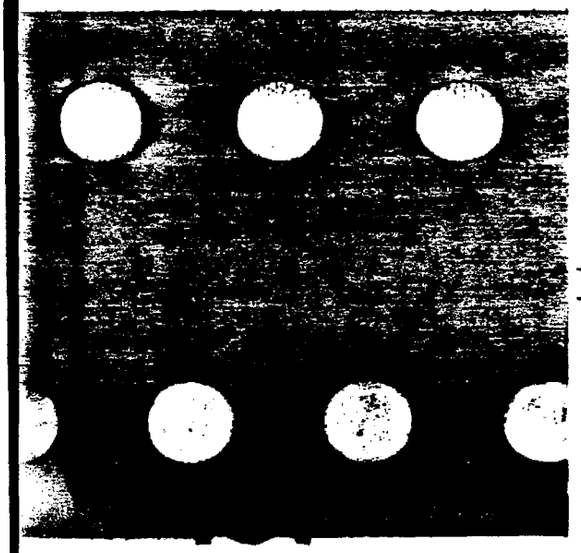
008114 3
IDENTIF. & REFERENCE

95 JUL 21 PM 3:33
FELIX Z. [illegible] REGISTER
DAVIDSON CO. TN.

3438 07/21 0101 03CHECK 318.55

R1.Bst.11.6HP-CJS.w/d





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9737 PG 292

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
				CAMT 81500.00
				CON TX 301.55
				PRFEE 1.00
				MDEED 16.00
				TOTAL 318.55
				CHECK 318.55
			07/21/95 01	15:34 0001 3438

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00811143
IDENTIF. # REFERENCE

95 JUL 21 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 932523