BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $94,000.00. Affiant Subscribed and sworn to before me, this 6th day of August, 1998. Notary Public My Commission Expires: 3/23/2002

Address New Owner As Follows: Charlton Square Rentals P. O. Box 1537 1309 Briarville Road Madison, TN 37115	Send Tax Bills To: SAME	Map-Parcel Number: 104-11-0-I 017.00CO 24W 15215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES GROUT,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLTON SQUARE RENTALS, a Tennessee general partnership composed of C. W. Tidwell and H. S. Tidwell,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Unit known as 2036, a part of Charlton Square created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by 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 said Master Deed. Reference is hereby made to the Plat of Charlton Square, of record in Book 6464, page 164, as Exhibit "J" to said Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James Grout by deed from C & T Development Co., Inc., of record in Book 6559, page 117, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed creating a Horizontal Property Regime of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, of record in Book 6464, page 146, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6464, page 164, Register's Office for said County.

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

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

This is improved property known as 2036 Convent Place, Nashville, TN 37212.

Subject property is not the usual place of residence of the Grantor or his spouse.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of August, 1998.

James Grout

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES GROUT,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 1998.

Melissa K. Peeples
Notary Public

My Commission Expires: 1-20-2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

98 AUG 10 PM 3:51

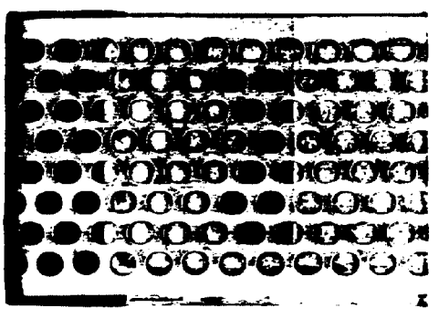
0473244

IDENTIFICATION REFERENCE

51120 08/10/2001 03:CHECK 358.80

0096556.01

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



RECEIVED OF _____

FOR _____

BOOK 11060 PAGE 71

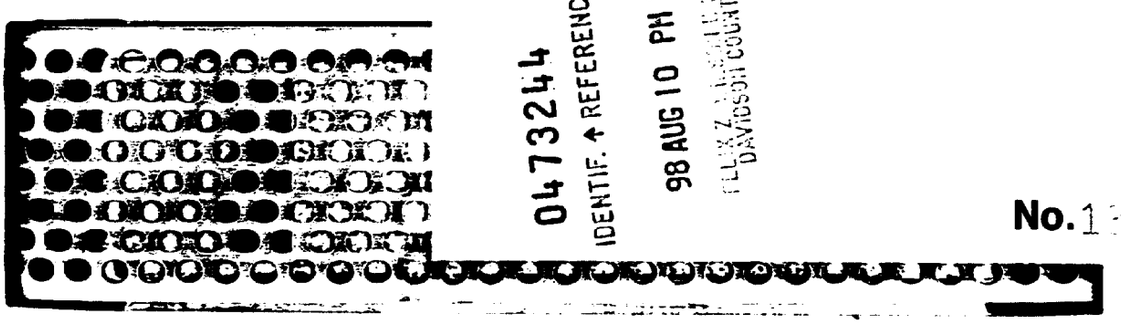
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 358.80
CHECK 358.80

08/10/98 01 15:51 0001 5120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0473244
IDENTIF. ← REFERENCE

98 AUG 10 PM 3:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1130681