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

QUITCLAIM DEED

Address New Owner(s) as follows: CHARLTON SQUARE RENTALS, c/o C. W. Tidwell, 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. 119.00, Field Book No. 11D-94056

THIS QUITCLAIM DEED is made and entered into on the 04th day of January 1999, by and between **C. W. TIDWELL and H. S. TIDWELL**, tenants in common, hereinafter referred to as Grantors, and **CHARLTON SQUARE RENTALS,** a Tennessee General Partnership, hereinafter referred to as Grantee.

W I T N E S S E T H: THAT

WHEREAS C. W. TIDWELL and H. S. TIDWELL are the registered owners as tenants in common of that certain real property hereinafter described, as evidenced by Deed of record in Book **7112**, page **568**, Register's Office for Davidson County, Tennessee; and

WHEREAS that certain real property has been managed under the name CHARLTON SQUARE RENTALS and carried under the name CHARLTON SQUARE RENTALS for tax purposes; and

WHEREAS, the undersigned are the General Partners of CHARLTON SQUARE RENTALS, a Tennessee General Partnership; and

WHEREAS the undersigned desire to properly title said real property in their Partnership name, CHARLTON SQUARE RENTALS, and record this Quitclaim Deed as a muniment of title;

NOW, THEREFORE, for and in consideration of the sum of One ($1.00) Dollar to said Grantors in hand paid by said Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, Grantors do hereby remise, release, quitclaim and convey unto Grantee, **CHARLTON SQUARE RENTALS,** a Tennessee General Partnership, its successors and assigns, forever, all of our right, title and interest in and to the real property located at and known as **1536 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.

The above described property does not constitute the homestead or any part of the homestead of either of the undersigned Grantors.

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

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**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January 1999.

Notary Public

My commission expires 5-27-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January 1999.

Notary Public

My commission expires 5-27-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ -0- .

John R. Reynolds Affiant
by CAC

Subscribed and sworn to before me this 31st day of January 1999.

Notary Public

My commission expires 5-27-2001

CWT.RLProp.ohlmsq QD

EXHIBIT A

Being Unit **1536** on the Plan of Oakland Trace PUD, and being known as **1536** 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 the same property conveyed to C. W. Tidwell and H. S. Tidwell, 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 **568**, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 1536 Lewis Road, Madison, Davidson County TN 37115.

THIS QUITCLAIM DEED IS BEING RECORDED AS A MUNIMENT OF TITLE. THERE IS NO NEW CONSIDERATION.

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

0550551

RECEIVED FOR REFERENCE

99 FEB 18 PM 3:59

REGISTER
DAVIDSON CO. TENN.

750 02/18/99 0101 03CHECK 14.00

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