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

BOOK 11345 PG. 436

Address New Owner(s) as follows: CJS LEASING COMPANY, 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. **115.00**, Field Book No. **11D-94052**

THIS QUITCLAIM DEED is made and entered into on the 10th day of September 1998, by and between **JAMES B. HARDY**, hereinafter referred to as Grantor, and C. W. TIDWELL and H. S. TIDWELL, their heirs and assigns, and HEARTHSTONE MANOR PARTNERS, II, a Tennessee General Partnership, its successors and assigns, all hereinafter referred to as Grantee or Grantees as the case may be.

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

WHEREAS, Grantor owns a Thirty Three and one-third (33-1/3%) percent interest of CJS Leasing Company, a Tennessee General Partnership; and

WHEREAS, CJS Leasing Company, a Tennessee General Partnership, owns the following described real property; and

WHEREAS, Grantor has conveyed his Thirty Three and one-third (33-1/3%) percent interest in CJS Leasing Company, a Tennessee General Partnership, and the Parties now desire to memorialize said conveyance for title purposes and to record this Quitclaim Deed as a muniment of title;

NOW, THEREFORE, for and in consideration of the sum of ONE ($1.00) DOLLAR cash in hand paid by said Grantees to said Grantor, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, Grantor does hereby remise, release, quitclaim and convey all of his right, title and interest in and to that certain real property located at and known as **1544 Lewis Road, Madison, Davidson County, Tennessee 37115**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions

and encumbrances which may affect said real property, as follows, to wit:

5.55556% interest to **C. W. TIDWELL**, his heirs and assigns;

5.55556% interest to **H. S. TIDWELL**, his heirs and assigns; and

22.2222% interest to **HEARTHSTONE MANOR PARTNERS, II**, a Tennessee General Partnership, its successors and assigns.

This real property is not the principal residence or homestead of James B. Hardy.

Deborah H. Lindley being unable or unwilling to act as Attorney-in-Fact, this Quitclaim Deed is executed by Michael G. Lindley, Attorney-in-fact for James B. Hardy, pursuant to a Durable General Power of Attorney recorded in Book **10819**, page **73**, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the day and year first written above.

James B Hardy
JAMES B. HARDY

by _____
MICHAEL G. LINDLEY
MICHAEL G. LINDLEY, Attorney-in-Fact for James B. Hardy, pursuant to a Durable General Power of Attorney recorded in Book **10819**, page **73**, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of February 1999, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MICHAEL G. LINDLEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES B. HARDY, and acknowledged that she executed the same as the free act and deed of the said James B. Hardy and pursuant to a Durable General Power of Attorney recorded in Book **10819**, page **73**, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Madison, Tennessee, this 1st day of February 1999.

_____ Notary Public

My commission expires 5-27-2001

DEBBIE K. TIDWELL NOTARY PUBLIC

CWT.RLPROP.hardy.qc QD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11345 PG. 488

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

Affiant

Subscribed and sworn to before me
this 1st day of February 1999.

Notary Public

My commission expires 5-27-2001

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EXHIBIT A

Being Unit **1544** on the Plan of Oakland Trace PUD, and being known as **1544 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 CJS LEASING COMPANY, a Tennessee General Partnership composed of C. W. Tidwell, H. S. Tidwell and James B. Hardy, by Quitclaim Deed from C. W. Tidwell, H. S. Tidwell and James B. Hardy, as shown of record in Book **9589**, page **940**, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as **1544 Lewis Road, Madison, Davidson County TN 37115.**

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

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REFERENCE A

02/18 0101 03CHECK 15.00

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