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

BOOK 11345 PG. 490

QUITCLAIM DEED

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 04th day of January 1999, by and between **C. W. TIDWELL, H. S. TIDWELL, and HEARTHSTONE MANOR PARTNERS, II, a Tennessee General Partnership**, all General Partners of **CJS LEASING COMPANY, a Tennessee General Partnership**, hereinafter referred to as Grantors, and **CJS LEASING COMPANY, a Tennessee General Partnership**, hereinafter referred to as Grantee.

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

WHEREAS, the Grantors are all the General Partners of CJS Leasing Company, a Tennessee General Partnership; and

WHEREAS, that certain real property hereinafter described is vested in 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; and

WHEREAS, JAMES B. HARDY has sold and assigned his Partnership Interest to C. W. Tidwell, H. S. Tidwell and Hearthstone Manor Partners, II, a Tennessee General Partnership, as evidenced by Quitclaim Deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee; and

WHEREAS, the General Partners of CJS Leasing Company, a Tennessee General Partnership, now desire to properly title said real property in the name of the Partnership, CJS LEASING COMPANY, a Tennessee General Partnership, and to record this Quitclaim Deed as a muniment of title;

CWT RLPROP TDWcjs QD

RECEIVED
JAN 22 1999 at 1:00
RECORDED
16.00

NOW, THEREFORE, for and in consideration of the sum of ONE ($1.00) DOLLAR cash in hand paid to the Grantors by the Grantee, and other good and valuable considerations, the receipt and adequacy of all of which are hereby acknowledged, the undersigned, C. W. TIDWELL, H. S. TIDWELL and HEARTHSTONE MANOR PARTNERS, II, a Tennessee General Partnership, being all the Partners of CJS LEASING COMPANY, a Tennessee General Partnership, do hereby remise, release, quitclaim and convey unto CJS LEASING COMPANY, a Tennessee General Partnership, all of their 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 as may affect the premises.

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 Grantors have duly executed this Quitclaim Deed on the day and year first written above.

C. W. TIDWELL

H. S. TIDWELL

HEARTHSTONE MANOR PARTNERS, II, a Tennessee General Partnership

By Michael Tidwell
MICHAEL TIDWELL

By
MICHAEL LINDLEY

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 1st day of February 1999.

Notary Public

My commission expires 5-27-2001

CWT RLPROP TDWcjs QD

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 1st day of February 1997.

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 **MICHAEL TIDWELL and MICHAEL LINDLEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be General Partners of **HEARTHSTONE MANOR PARTNERS, II**, a Tennessee General Partnership, the within named bargainor, and that as such Partners executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by themselves as Partners.

Witness my hand and official seal at Madison, Tennessee, this 1st day of February 1997.

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-.

Affiant

Subscribed and sworn to before me this 1st day of February 1997.

Notary Public

My commission expires 5-27-2001

CWT RLPROP TDWcp QD

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.

And being the same property conveyed to C. W. Tidwell, H. S. Tidwell and Hearthstone Manor Partners, II, a Tennessee General Partnership, as evidenced by Quitclaim Deed by James B. Hardy of record in Book 11345, page 486, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 1544 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

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RECEIVED & RECORDED

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