THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 51-10-0-F
Parcels 002, 003 & 005

Instr:200001070002693 Page: 1 OF 3
REC'D FOR REC 01/07/2000 3:55:06PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

***FROM*: CJS Leasing Company, a Tennessee General Partnership**

***TO*: C. W. Tidwell, et al.
1309 Briarville Road
Madison TN 37115**

**SEND TAX BILLS TO:
C. W. Tidwell
1309 Briarville Road
Madison TN 37115**

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CJS LEASING COMPANY**, a Tennessee General Partnership comprised of C. W. Tidwell, H. S. Tidwell and Hearthstone Manor Partners II, a Tennessee general partnership comprised of Mike Tidwell and Mike Lindley, has this day bargained and sold, and by these presents does hereby convey and quitclaim unto **C. W. Tidwell (38.888%), H. S. Tidwell (38.888%), Mike Tidwell (11.112%), and Mike Lindley (11.112%)**, as tenants in common with an undivided ownership interest as shown adjacent to each name, their successors and assigns, all its estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **Parcel One:** Land in Davidson County, Tennessee, being Units Nos. 2 and 3, 1309 Briarville Road, Madison, Davidson County, Tennessee, 37115, a part of Oakland Trace Commercial Offices, created under Title 66, Chapter 27, Sections 101, *et seq.* as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7392, Page 68, 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 Oakland Trace Commercial Offices attached as Exhibit A to said Master Deed, for a more complete and accurate description of said Units.

BEING The same property conveyed to CJS Leasing Company, a Tennessee General Partnership, by deed dated January 31, 1994, and filed for record in Book 9589, Page 944, Register's Office for Davidson County, Tennessee.

Parcel Two: Being Unit No. 5, Oakland Trace Commercial Offices, 1309 Briarville Road, Madison, Davidson County, Tennessee, created under Title 66, Chapter 27, Sections 101, *et seq.*, as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 7392, Page 68, 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 Oakland Trace Commercial Offices attached as Exhibit A to said Master Deed, for a more complete and accurate description of said Unit.

BEING the same property conveyed to CJS Leasing Company, a Tennessee General Partnership, by deed dated January 31, 1994, and filed for record in Book 9524, Page 645, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 6th day of January 2000.

CJS LEASING COMPANY, a Tennessee General Partnership

By: _____
C. W. TIDWELL

By: _____
H. S. TIDWELL

HEARTHSTONE MANOR PARTNERS II, a Tennessee General Partnership

By: Mike Tidwell
MIKE TIDWELL

By: _____
MIKE LINDLEY

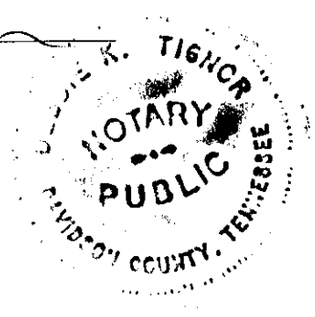
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **C. W. Tidwell and H. S. Tidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a Partners of CJS LEASING COMPANY, a Tennessee General Partnership, the within named bargainor, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership as a Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 6th day of January, 2000.

_____
NOTARY PUBLIC

My Comm. Expires: 5-27-2001



STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Mike Tidwell and Mike 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 the only Partners of HEARTHSTONE MANOR PARTNERS II, a Tennessee General Partnership, which is a partner in CJS LEASING COMPANY, a Tennessee General Partnership, the within named bargainor, and that as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership as a Partner.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 6th day of January, 2001.

NOTARY PUBLIC

My Comm. Expires: 5-27-2001

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this transfer is $(-0-).

AFFIANT

Sworn to and subscribed before
me this 6th day of January,
2001.

NOTARY PUBLIC

My Comm. Expires: 5-27-2001

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