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:200001070002694 Page: 1 OF 4
REC'D FOR REC 01/07/2000 3:56:35PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1662.85

SPECIAL WARRANTY DEED

***FROM*: C. W. Tidwell, et al**

SEND TAX BILLS TO:
EQUINOX PROPERTIES, LLC
1309 Briarville Road
Madison TN 37115

***TO*: EQUINOX PROPERTIES, LLC**
a Tennessee Limited Liability Company
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, **C. W. Tidwell, H. S. Tidwell, Mike Tidwell, and Mike Lindley**, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **EQUINOX PROPERTIES, LLC, a Tennessee Limited Liability Company**, its 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:

> Land in Davidson County, Tennessee, being Units Nos. 2, 3 and 5, 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 C. W. Tidwell, H. S. Tidwell, Mike Tidwell, and Mike Lindley by deed from CJS Leasing Company, a Tennessee General Partnership, of record in ~~Book _____, page _____~~ Instrument number 200001070002693, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

(a) 2000 real property taxes, not yet due and payable.

(b) The Plan of record in Book 6900, Page 219, as supplemented by Exhibit A to Master Deed as shown of record in Book 7392, Page 75, both Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, conditions, easements for water lines, notes, easements, setback lines, restrictions and location of Units and Common Area, to which reference is hereby made.

(c) That portion of the property situated and lying in the right-of-way dedication for Briarville Road.

(d) A ten-foot easement for public utility and drainage purposes along the northerly boundary line of Oakland Trace Commercial Offices.

(e) The premises herein is a condominium established pursuant to the provisions of Tennessee "Horizontal Property Act" as the same is set out in Tennessee Code Annotated, Sections 66-27-101, *et seq.*, as amended, and is subject to the provisions and requirements thereof, the easements, right and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, including, but not limited to, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Oakland Trace Commercial Offices, as shown of record in Book 7392, Page 68, and the By-Laws for the administration thereof appended to the original Master Deed, and as shown of record in Book 7293, Page 76, both Register's Office for Davidson County, Tennessee.

(f) Rights of others in and to the common elements.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said EQUINOX PROPERTIES, LLC, its successors and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth above. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said EQUINOX PROPERTIES, LLC, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor and CJS Leasing Compnay, but not otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 7th day of January, 2000.

By: _____
C. W. TIDWELL

By: _____
H. S. TIDWELL

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, executed the foregoing instrument for the purposes therein contained by signing his name thereto.

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 H. S. TIDWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, executed the foregoing instrument for the purposes therein contained by signing his name thereto.

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, executed the foregoing instrument for the purposes therein contained by signing his name thereto.

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 LINDLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, executed the foregoing instrument for the purposes therein contained by signing his name thereto.

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

The consideration for this transfer is $(449,418.00).

AFFIANT

Sworn to and subscribed before
me this 6th day of January, 2000.

NOTARY PUBLIC

My Comm. Expires: 5-27-2001

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