| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Tidco Management<br>PO Box 1537<br>MADISON, TN 37116 | Map 051100E02000CO | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Michael S. Tidwell (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Tidco Management, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Unit 20, known as 810 Lewis Court, Madison, Davidson County, Tennessee 37115, and a part of Oakland Trace Condominiums – Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, 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 – Phase III as shown of record in Book 7506, page 640, said Register's Office for a more complete and accurate description of said Unit.
>
> Being the same property conveyed to Michael S. Tidwell by deed of record in Book 7856, page 944, Register's Office for Davidson County, Tennessee.

This is improved property located at 810 Lewis Court, Madison, Tennessee 37115.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 03/23/04 15:16 2pgs
Fees:12.00 Taxes:0.00
20040323-0032801

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-0-.

Sandra C Sales
Affiant

Subscribed and sworn to before me this 18th day of March, 2004.

Debbie K. Tigrow
Notary Public
My Commission Expires: 3-6-05

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

939022 v1
100383-001 03/18/04

IN WITNESS WHEREOF, the Grantor has executed this Deed this 18 day of March, 2004.

Michael S. Tidwell
MICHAEL S. TIDWELL

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, _____, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael 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 foregoing instrument on behalf of said partnership.

WITNESS my hand and seal at office in , Madison, TN, this the 18th day of March, 2004.

Notary Public

My Commission Expires:
3-26-05