BILL GARRETT, Davidson County
Trans:T20120009347 DEEDQC
Recvd: 02/07/12 12:50 3 pgs
Fees:17.00 Taxes:0.00
20120207-0010965

This instrument prepared by:
Jack F. King, Jr., Esq.
MILLER & MARTIN PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
Charlton Square Partners	Charlton Square Partners	Map: 104-11-0I
1309 Briarville Road	1309 Briarville Road	Parcels: 11, 16 and 18
Madison, TN 37115-5157	Madison, TN 37115-5157	

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TIDCO MANAGEMENT, a Tennessee general partnership (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto CHARLTON SQUARE PARTNERS, a Tennessee general partnership, all of its right, title and interest in property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof.

These are improved properties known as 2024, 2034 and 2038 Convent Place, Nashville, Tennessee, 37212.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of February, 2012.

TIDCO MANAGEMENT, a Tennessee general partnership

By: S Tidwell
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lillie Kirby, a Notary Public in and for said County and State, the within named Mike Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of TIDCO MANAGEMENT, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at office, this 1st day of February, 2012.

LILLIE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lillie Kirby
Notary Public
My commission expires: May 06, 2013

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Sworn to and subscribed before me this
1st day of February, 2012.

Lillie Kirby
Notary Public
My Commission Expires: May 06, 2013

LILLIE KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Units Nos. 2024, 2034 and 2038, a part of Charlton Square created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, as Exhibit "J" to said Master Deed, and in Book 6250, page 372, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Tidco Management, a Tennessee general partnership by deed from Hearthstone Manor Partners, II of record in Instrument No. 200403230032800, Register's Office for Davidson County, Tennessee.