2679

10/04 9.00 CHECK

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

BOOK 6151 PAGE 7

RUSH

H 7 8 0 6 9

IDENTIF. REFERENCE

OCT 4 3 42 PM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,100.00.

Affiant

Subscribed and sworn to before me this 3rd day of October, 1983.

Notary Public

My commission expires: July 21, 1984

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Anne C. Broden 511 Loyola Drive Nashville, Tennessee 37205	Anne C. Broden 511 Loyola Drive Nashville, Tennessee 37205	Map 129-11-A Parcel 511

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ST. HENRY'S PROPERTY DEVELOPMENT, INC. (the"Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto ANNE C. BRODEN, a widow (the "Grantee"), his, her or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Being Unit No. 511 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, said Register's Office, for a more complete identification and description of such Unit.
>
> Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws for The Cloister at St. Henry, recorded in

Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Bock 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Real estate taxes for 1983, which have been prorated between Grantor and Grantee and will be paid by Grantor.

5. Easements and other matters of record in Plat Book 5200, Page 455, and Plat Book 5200, Page 529, Register's Office for Davidson County, Tennessee.

THIS is improved property known as No. 511, Loyola Drive Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his, her or their heirs and assigns for the term of the Grantor's Ground Lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

By acceptance of delivery of this instrument, the Grantee agrees that this conveyance shall constitute both a sublease by Grantor to Grantee of the above described condominium apartment for the full term of Grantor's Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor in the described condominium apartment. Grantee understands that Grantor is not conveying the real estate in fee simple.

WITNESS my hand, this the 3rd day of October, 1983.

ST. HENRY'S PROPERTY DEVELOPMENT, INC.

By: Harold J. Black

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold J. Black, with whom I am personally acquainted, who acknowledged himself to be the President of St. Henry's Property Development, Inc., the within bargainor, and who acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of St. Henry's Property Development, Inc. by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of October, 1983.

NOTARY PUBLIC

My commission expires:

July 21, 1984