THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

B048

ADDRESS NEW OWNER:

Ray C. Rist, Sr.
103 Emma Neuhoff Court
Nashville, TN 37205

SEND TAX BILLS TO:

ICA Mortgage Corporation

P.O. Box 23529
San Diego, California 92123

MAP-PARCEL NUMBERS:

129-11-A-8
9DZ-1962

WARRANTY DEED

BOOK 6538 PAGE 318

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph T. Hester and wife, Marjorie F. Hester hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ray C. Rist, Sr., and wife, Mildred M. Rist and Ray C. Rist, Jr., and wife, Marilee C. Rist hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 as established by Exhibit B of the Master Deed of The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, Register's Office for said County, and to which Exhibit B of the Master Deed and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Joseph T. Hester and wife, Marjorie F. Hester by deed from St. Henry's Property Development, Inc., of record in Book 6426, page 960, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6237, page 665, and By-Laws in Book 6042, page 650, said Register's Office.

Attached as an exhibit to this instrument and incorporated herein by reference is a copy of a resolution of the Board of Directors of St. Henry's Property Development, Inc., said resolution having been adopted by the Board at its meeting of March 6, 1985 as a clarification of its interpretation of its rights as Developer of this Horizontal Property Regime. The attachment of this exhibit shall not be deemed to constitute an additional warranty by the Grantor, Joseph T. Hester and wife, Marjorie F. Hester.

This is (un)improved property, known as 103 Emma Neuhoff Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of April, 1985.

Marjorie F. Hester
Marjorie F. Hester

Joseph T. Hester
Joseph T. Hester

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of April, 1985, before me personally appeared Joseph T. Hester and Marjorie F. Hester, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6538 PAGE 319

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 84,600.00.

Ray C. Rist Sr.
Affiant

Subscribed and sworn to before me, this the 18th day of April, 19 85.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
Joseph T. Hester and wife, Marjorie F. Hester

to:
Ray C. Rist, Sr. and wife, Mildred M. Rist and Ray C. Rist, Jr. and wife, Marilee C. Rist

return to box 8 jcb
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23408

Exhibit to Warranty Deed dated April 18, 1985 from
Joseph T. Hester and wife, to Ray C. Rist, Sr., et al.

RESOLUTION

WHEREAS, the Master Deeds for The Cloister at St. Henry provide at Section 18(d) circumstances under which a unit owner may sell his unit to the developer, St. Henry's Property Development, Inc. ("S.H.P.D.") for 80% of appraised fair market value; and,

WHEREAS, a question has arisen regarding whether or not S.H.P.D. may on the death of a unit owner compel the succeeding owners to sell to S.H.P.D. at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. has never intended to compel any owner to sell to it at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. understands that Section 18(d) does not grant it any right to compel such a sale at the death of an owner or otherwise:

NOW, THEREFORE, be it:

RESOLVED, that for the purpose of clarifying interpretation of the Master Deeds' Section 18(d) and with express understanding that prospective unit purchasers of The Cloister at St. Henry will rely on the statements in this resolution, S.H.P.D. declares that it will not under any circumstances compel any unit owner to sell a unit to S.H.P.D. at 80% of appraised fair market value, but will purchase units at 80% of appraised fair market value upon request of a unit owner provided such unit owner has fully complied with all pre-requisites to the obligations of S.H.P.D. as provided in Section 18(d).

Resolution unanimously adopted by Board of Trustees for St. Henry Property Development, Inc. at its regular monthly meeting on Wednesday, March 6, 1985.

Karol F. Grace
Karol F. Grace
Board Member and Secretary

170 04/22 09:46- CHECK
I 9 8 3 2 8
IDENTIF. REFERENCE
APR 22 1 09 PM '85
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6538 PAGE 321

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

84600.00- CAMT.
219.96 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 229.46-
0170A04/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 3 2 8

IDENTIF. REFERENCE

APR 22 | 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127051