BOOK 6777 PAGE 81

74040

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

IDENTIFICATION REFERENCE

FEB 4 4 05 PM '86 RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,946.00.

Affiant

Subscribed and sworn to before me this 4th day of February, 1986.

Notary Public

My commission expires: July 29, 1988

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Charles J. Elder 309 Cana Circle Nashville, Tennessee 37205	Charles J. Elder 309 Cana Circle Nashville, Tennessee 37205	Map 129-11-A Parcel 309

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 CHARLES J. ELDER (the "Grantee"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 309 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, Page 173, 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 for The Cloister at St. Henry, Phase IC, attached as Exhibit "B" to said Master Deed for proper identification.
>
> Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IC, recorded in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

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

4. Real estate taxes for 1986.

THIS is improved property known as No. 309, 309 Cana Circle, 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 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

Grantee understands that Grantor is not conveying the real estate in fee simple and this conveyance is 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. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 4th day of February, 1986.

ST. HENRY'S PROPERTY DEVELOPMENT, INC.

By: _____
James A. O'Hara, Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the State and County aforesaid, James A. O'Hara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of St. Henry's Property Development, Inc., the within named bargainor, a corporation, and who acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of February, 1986.

_____
NOTARY PUBLIC

My commission expires:

July 27, 1988