This instrument prepared by:
James A. Waechter
Walt, Dyer & James, Attys.
Suite 130
One Burton Hills Blvd.
Nashville, TN 37238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actural consideration or value, whichever is greater, for this transfor is $ 84,000.00

Robert M. Franke
Affiant

Subscribed and sworn to before me this 28th day of April, 1986.

Notary Public

My Commission Expires:

01399

IDENTIFICATION REFERENCE
APR 16 9 57 AM '86
FEE $ WILSON II REGISTER
DAVIDSON COUNTY, TN

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map & Parcel
Mary Kathryn Mulloy Griffin 245 Cana Circle Nashville, TN 37205	same	129-11-A Parcel 245

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 consideratio the receipt of which is hereby acknowledged, the undersigned, Patrick J. McRedmond and wife, Ann Marie McRedmond (the Grantor) has bargained and sold, and leased, and by these presents does transfer, convey and lease unto Mary Kathryn Mulloy Griffin (the Grantee), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 245 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 IB, of record in Book 6237, page 665, 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 IB, attached as Exhibit "B" to said Master Deed for proper indentification.

Being the same property leased to Patrick J. McRedmond and wife, Ann Marie McRedmond by Ground Lease of record in Book 6632, page 795, 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 IB, recorded in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, and the By-Laws for the Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davdison 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. 245, 245 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 6208, Page 137, 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 Owner's 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 28th day of April, 1986.

Patrick J. McRedmond
Patrick J. McRedmond

Ann Marie McRedmond
Ann Marie McRedmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, of the State and County aforesaid, Patrick J. McRedmond and wife, Ann Marie McRedmond with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within abrgainor, and who acknowledged that they executed the foregoing instrument for the purpose therein contained by signing the name of the corporatin by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1986.

Notary Public

My Commission Expires: 3/21/89