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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 1986.

Notary Public

My commission expires: July 27 1988

2578O

IDENTIFICATION REFERENCE

Jul 29 11 15 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

$440.00

ASSIGNMENT OF SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Joseph A. McGrorty and wife, Eleanor C. McGrorty 705 Mt. Carmel Place Nashville, Tennessee 37205	Joseph A. McGrorty and wife, Eleanor C. McGrorty 705 Mt. Carmel Place Nashville, Tennessee 37205	Map 129-11-A Parcel 705

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, **MARTHA FISHER SMITH** (the "Grantor") has bargained, sold, and conveyed, and by these presents does transfer and convey unto **JOSEPH A. MC GRORTY** and wife, **ELEANOR C. MC GRORTY** (the "Grantee"), their heirs and assigns, all right, title and interest of the Grantor in and to a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 705 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, and being the same leasehold property conveyed to the Grantor by deed of record in Book 6897, Page 322, said Register's Office.

Also assigned and conveyed hereunder to Grantee is the entire leasehold interest of the Grantor in and to the above property.

This conveyance 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. Terms and conditions of Lease of record in 6596, Page 608, Register's Office for Davidson County, Tennessee.

5. Real estate taxes for 1986, which the parties agree to prorate between them when the 1986 tax bill is available, but not later than February 1, 1987.

THIS is improved property known as No. 705, 705 Mt Carmel Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment and leasehold interest, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and their heirs and assigns for the term of the Ground Lease of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee, and any extension thereof but not further.

WITNESS my hand, this the 29th day of July, 1986.

Martha Fisher Smith
MARTHA FISHER SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MARTHA FISHER SMITH,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1986.

Jonita L. Thomason
NOTARY PUBLIC

My commission expires:

July 22, 1988