This Instrument Prepared By:

JAMES C. SUMMERS, ESQ.
300 James Robertson Parkway
Nashville, Tennessee 37201

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Janet C. Summers 451 Siena Drive Nashville, TN 37205	Same	129-11-A 451

This Instrument made and entered into this the 17th day of July, 1986, by and between JAMES C. SUMMERS, Party of the First Part, of Nashville, Davidson County, Tennessee, and JANET C. SUMMERS, Party of the Second Part, of Nashville, Davidson County, Tennessee;

WITNESSETH:

That for and in consideration of love and affection (and no monetary consideration), the Party of the First Part conveys and quit claims unto the Party of the Second Part, her heirs and assigns, all of his right, title and interest in a certain condominium apartment located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Unit No. 451 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, Tennesee, 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 identification.
>
> Being the same property leased to Grantors by instrument of record in Book 6598, Page 426, Register's Office for Davidson County, Tennessee.
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> 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 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 the year 1986.
>
> THIS is improved property known as No. 451, 451 Siena 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, her 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.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his signature on this the 17th day of July, 1986.

JAMES C. SUMMERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JAMES C. SUMMERS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee on this the 17th day of July, 1986.

NOTARY PUBLIC

My commission expires: 11-12-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I HEREBY CERTIFY that this transfer is made in accordance with the terms and provisions of a Divorce Decree entered into between the parties as of record in Minute Book 153B, Page 832, Fourth Circuit Court for Davidson County, Tennessee; Appearance No: 86D-795.

AFFIANT

Sworn to and subscribed before me this the 17th day of July, 1986.

NOTARY PUBLIC

My commission expires: 11-12-89

Dec 16 10 47 AM '86

IDENTIFICATION

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