THIS INSTRUMENT PREPARED BY:
FRED E. COWDEN, JR.
323 UNION STREET
NASHVILLE, TN 37201

BOOK 7166 PAGE 370

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Viola B. Wirth
Affiant

Subscribed and sworn to before me this 11th day of March, 1987.

Linda Carroll Patterson
Notary Public

My Commission Expires: 11-13-90

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Viola B. Wirth 510 Loyola Drive Nashville, TN 37205	Same	Map 129-11-A Parcel 510

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, Ann Peacher Cowden and Janet Peacher Deford, (the "Grantors") have bargained, sold, and leased, and by these presents do transfer, convey and lease unto Viola B. Wirth, a single person, (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 510 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 identification.
>
> Being the same property leased to Frances M. Peacher by Sublease of record in Book 6241, Page 545, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, 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 656, 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 1987 are a lien, but not yet due and payable.

5. Sublease of record in Book 6241, Page 545, Register's Office for Davidson County.

This is improved property known as No. 510, 510 Loyola 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 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 the 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 the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 11th day of March, 1987.

Ann P. Cowden
Ann Peacher Cowden, A Single Person

Janet Peacher DeFord
Janet Peacher DeFord, A Single Person

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ann Peacher Cowden and Janet Peacher DeFord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of March, 1987.

Linda Carroll Patton
Notary Public

My Commission Expires: 11-12-87

03405

EXEMPT FROM FEE REFERENCE

MAR 12 2 15 PM '87