BOOK 7390 PAGE 531

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 **$117,000.00.**

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 29th day of October, 1987.

Deborah L. Ball
Notary Public

My commission expires: 4-17-88

7.8.232

IDENTIFICATION REFERENCE

08 29 3 22 PM '87

FRANK Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner	Send Tax Bills To:	Map and Parcel
Lenard L. Ball and wife, Nell Denton Ball 445 Siena Drive Nashville, Tennessee 37205	**NEW OWNER**	**Map 129-11-O-A Parcel 445**

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, **WILLIAM J. DUNIGAN** (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **LENARD L. BALL AND WIFE, NELL DENTON BALL** (the "Grantee"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. **445** 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, as amended in Book 6834, page 449, 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 conveyed to William J. Dunigan, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6509, page 649, 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, as amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, as amended in Book 6519, page 187, 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 a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

5. Real estate taxes.

THIS is improved property known as: **445 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, their heirs and assigns for the term of the Ground Lease to St. Henry's Property Development, Inc., 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.

The spouse of William J. Dunigan joins in the execution of this Sublease and Conveyance of Condominium Apartment to convey any and all of her right, title and interest in and to the subject property herein.

WITNESS my hand, this the 29th day of October, 1987.

William J. Dunigan

WILLIAM J. DUNIGAN

Mary H. Dunigan

MARY H. DUNIGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William J. Dunigan and wife, Mary H. Dunigan,** 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 29th day of October, 1987.

Deborah F. Dietz

NOTARY PUBLIC

My commission expires: 4-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE