Box 57

FILE BOX 57

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This instrument prepared by:
John N. Popham
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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 **$ 95,000.00.**

Teresa J. Woods
Affiant

Subscribed and sworn to before me this 25th day of May, 1988.

William L. Rowlett
Notary Public

My commission expires: 10-10-90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

33943

IDENTIFICATION REFERENCE

MAY 26 11 57 AM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner	**Send Tax Bills To:**	**Map and Parcel**
Teresa J. Woods **704 Mt. Carmel Place** **Nashville, Tennessee 37205**	**NEW OWNER**	1165 05/26 0101 03CHECK 6.00 **Map 129-11-A** **Parcel 704**

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, **MARY LOUISE STIFF, a widow** (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **TERESA J. WOODS and husband, ROBERT J. WOODS,** (the "Grantee"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 704, 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 the same property conveyed to Mary Louise Stiff by instrument from St. Henry's Property Development, Inc., of record in Book 6934, page 515, 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 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 provisions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc., of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6824, page 608, Register's Office for Davidson County, Tennessee.

6. Easement for Water and Sewer Services, of record in Book 7306, page 141, and Book 7306, page 156, Register's Office for Davidson County, Tennessee.

7. Those matters as they appear on the Plan of First Revision The Cloister at St. Henry of record in Book 5200, page 676, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 1988.

THIS is improved property known as 704 Mt. Carmel Place, 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 that certain Ground Lease to St. Henry's Property Development, Inc., of record in Book 6596, page 608, 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 25th day of May, 1988.

Mary Louise Stiff
MARY LOUISE STIFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **MARY LOUISE STIFF**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1988.

Walter L Rosberg
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: Nov. 10, 1991