Box 37
LL

BOOK 7960 PAGE 420

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mercedes Loftus 801 Marquette Drive Nashville, TN 37205	Map 129-11-A Parcel 801	same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

CONVEYANCE OF CONDOMINIUM APARTMENT AND ASSIGNMENT OF SUBLEASE INTEREST

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THOMAS A. HUMBRECHT and wife, MILDRED N. HUMBRECHT (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to MERCEDES LOFTUS (the "Grantee"), Grantee's heirs, successors and assigns, a certain condominium apartment in Davidson County, State of Tennessee, being more particularly described as follows:

> Being Unit No. 109L 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 ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 ID, attached as Exhibit B to said Master Deed for proper identification.
>
> Being the same property conveyed to Thomas A. Humbrecht and wife, Mildred N. Humbrecht by deed and sublease from St. Henry's Property Development, Inc., of record in Book 7556, page 332, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

Thomas A. Humbrecht
Affiant

Subscribed and sworn to before me this 13TH day of October, 1989.

Victoria L. Byrd
Notary Public
My Commission Expires: March 11, 1991

NOTARY PUBLIC
DAVIDSON COUNTY

In addition, Grantors do hereby transfer, convey and assign all their right, title and interest as a Unit Owner as defined in the Master Deed, as amended, described in Item 3 herein, in and to the Ground Lease described in Item 5 herein and as sublessee pursuant to the deed and sublease of record in Book 7556, page 332, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Provisions of Tennessee Code Annotated, Section 67-27-101 et seq.

3. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1D, recorded in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, and the By-Laws for The Cloister at St. Henry, of record in Book 6042, page 650, Register's Office for Davidson County, Tennessee.

4. Sanitary sewer and/or storm easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

5. Subject to 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 July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

6. Non-Disturbance Agreement effective July 15, 1986, by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

7. Those items as shown on the Plan of Fifth Revision The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, dated May 2, 1986, of record in Book 6862, page 384, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit 109L, The Cloister at St. Henry, 801 Marquette Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said condominium apartment with the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, for the term of the Grantors' Ground Lease of record in Book 6922, page 282, 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 Owners' 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 Grantor has executed this Deed this 13 day of October, 1989.

Thomas A. Humbrecht
Thomas A. Humbrecht

Mildred N. Humbrecht
Mildred N. Humbrecht

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Victoria L. Byrd, Notary Public, THOMAS A. HUMBRECHT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13TH day of October, 1989.

Victoria L. Byrd
Notary Public

My Commission Expires: March 11, 1991

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Victoria L. Byrd, Notary Public, MILDRED N. HUMBRECHT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13TH day of October, 1989.

Victoria L. Byrd
Notary Public

My Commission Expires: March 11, 1991

73907

IDENTIF. REFERENCE

OCT 13 12 45 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

5574 10/13 0101 01CASH 12.00