This Instrument Prepared By:
Christian A. Horsnell
Wyatt, Tarrant, Combs, Gilbert
& Milom
1100 17th Avenue, South
Nashville, Tennessee 37212

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IDENTIF. REFERENCE

Oct 18 2 31 PM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $102,500.00.

Edith B Morgan
Affiant

Subscribed and sworn to before me this 16th day of October, 1989.

Notary Public

My Commission Expires: 10-03-91

CHRISTIAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CONVEYANCE OF SUBLEASE AND CONDOMINIUM APARTMENT

Address New Owner	Send Tax Bills To:	Map and Parcel
Edith B. Morgan 102 Emma Neuhoff Court Nashville, TN 37205	NEW OWNER	Map 129-11-A Parcel 102

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, **LUCILLE O. JOHNSON**, unmarried, (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto **EDITH B. MORGAN** (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 102 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 and conveyed to Lucille O. Johnson by deed from St. Henry's Property Development, Inc. of record in Book 7600, page 566, Register's Office for Davidson County, Tennessee, and being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee.

This conveyance and sublease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seg.

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. Matters shown on the Plan of 1st Revision of The Cloister at St. Henry, Phase IB, of record in Book 5200, page 676, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of 2nd Revision of The Cloister at St. Henry, Phase IB, of record in Book 6250, Page 585, Register's Office for Davidson County, Tennessee.

6. The above-referenced Ground Lease.

7. Real estate taxes for 1989, which have been prorated and assumed by the Grantee and other easements and restrictions of record.

THIS is improved property known as No. 102, Emma Neuhoff Court, 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 conveyance of sublease by Grantor to Grantee of the above described condominium apartment for the full term of the above-referenced 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 coneyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations under the above-referenced Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 16th day of October, 1989.

Lucille O. Johnson

Lucille O. Johnson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said County and State, the within named Lucille O. Johnson, the bargainor, with whom I am personally acquainted, (or who proved identity to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 1989.

Notary Public

My Commission Expires:
10-09-91

CHRISTIAN A. HORSNELL NOTARY PUBLIC AT LARGE STATE OF TN