Realty 48

FORM No. WD-1

STATE OF TENNESSEE BOOK 7970 PAGE 601
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $99,500.00

Carolyn Ann Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 1989

Elizabeth A. Smith
Notary Public

MY COMMISSION EXPIRES: 1/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Carolyn Ann Wilson	NONE	129-11A 519
(NAME)	(NAME)	
519 Loyola		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Frances H. Ewing, unmarried (the Grantor), has bargained, sold, and leased, and by these presents does transfer, convey and lease unto Carolyn Ann Wilson (the Grantee), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 519 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, and corrected in Book 6237, page 660, and modified in Book 6527, page 700, Register's Office for said County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Boo 5200, page 529, as revised in Book 5200, page 656, and in Book 6250, pae 924, said Register's Office, for a more complete identification and description of such unit.

Being the same property subleased and conveyed to Frances H. Ewing by sublease and conveyance of condominium apartment from St. Henry's Property Development, Inc., of record in Book 6165, page 151, 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 and undertakings contained in the Master Deed and By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 602, as amended in Book 6071, page 149, Book 6237, page 660, Book 6519, page 187, Book 6527, page 700, Book 7590, pages 273 and 276, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office.

4. Real estate taxes for 1989, which have been prorated and paid this date.

5. Easements and other matters of record in Book 5200, paeg 529, Book 5200, page 656, and Book 6250, pae 924, said Register's Office.

6. Storm water detention agreements in Book 6145, page 293, and Book 6824, page 870, said Register's Office.

7. Deed of conveyance in Book 6065, page 127 and page 132, said Register's Office.

8. Terms of the Ground Lease of record in Book 5961, page 657, said Register's Office.

This is improved property known as 519 Loyola, Nashville, TN 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 5961, page 657, said Register's Office, 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 27th day of October, 1989.

Frances H. Ewing
FRANCES H. EWING

9908 10/30 0101 03CHECK 335.35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances H. Ewing, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at office in Brentwood, TN, this 27th day of October, 1989.

Elizabeth Johnson
Notary Public

My commission expires 1/11/92

77533

IDENTIF. TREFERENCE

Oct 30 11 41 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 603

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 99500.00
CON TX 328.35
PRFEE 1.00
WDEED 6.00
TOTAL 335.35
CHECK 335.35

10/30/89 01 11:42 0001 9908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77533

IDENTIF. REFERENCE

OCT 30 11 41 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262011