THIS INSTRUMENT PREPARED BY:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 8057 PAGE 271

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Frank W. Englert, Jr. and Margaret P. Englert	SAME	MAP 129-11-A
703 Mt. Carmel Place		PARCEL 703
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Harry J. Blazek and wife, Olivia S. Blazek, hereinafter called Grantor, has bargained, sold, and leased, and by these presents does transfer, convey and lease unto Frank W. Englert, Jr. and wife, Margaret P. Englert, hereinafter called Grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 703, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-C, a horizontal property regime established by Master Deed, of record i Book 6675, page 173, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase 1-D Fifth Revision The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry J. Blazek and wife, Olivia S. Blazek by deed from St. Henry's Property Development, Inc. of record in Book 6872, page 453, said Register's Office. The said Harry J. Blazek and wife, Oliva S. Blazek have since conveyed their interest in said property to Harry J. Blazek and wife, Olivia B. Blazek as tenants in common, with no right of survivorship. The said Olivia B. Blazek and Olivia S. Blazek being one and the same person.

This conveyance and lease is subject to the following:

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

2. All matters appearing on the Plan of record in Book 6250, page 979, saod Register's Office.

3. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, of record in Book 6675, page 173, said Register's Office, and the By-Laws of The Cloister at St. Henry Phase IA of record in Book 6042, page 650, amended in Book 6519, page 187, and in Book 7590, page 273, said Register's Office.

4. Easements to Metropolitan Government of record in Book 4191, page 157, and in Book 7306, pages 141 and 156, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6145, page 273, and in Book 6824, page 870, said Register's Office.

6. Real Estate taxes for 1990.

This is improved property known as Unit No. 703, 703 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 Grantees, their heirs and assigns, for the term of the Ground Lease of record in Book 6596, page 608, said Register's Office, and any extension thereof but not further.

Grantees understand that Grantor is not conveying the real estate in fee simple and this conveyance is both a sublease by Grantor to Grantees of the above described condominium apartment for the full term of said Ground Lease and any extension thereof, and a conveyance by Grantor of all their right, title and interest in the described condominium apartment. By acceptance of this conveyance, Grantees agree to assume jointly with The Cloister Owners' Association all obligations of Grantor under said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

Witness our hands this 28th day of February, 1990.

Harry J. Blazek
HARRY J. BLAZEK

Olivia S. Blazek
OLIVIA S. BLAZEK

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Harry J. Blazek and wife, Olivia S. Blazek, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at Office, this 28th day of February, 1990.

Yvonne A. Baker
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

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The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Frank W. Engelhardt Jr.
Affiant

Subscribed and sworn to before me this 28th day of February, 1990.

Yvonne A. Baker
Notary Public

My Commission Expires: 3-27-93

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IDENTIF. TREFERENCE

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DAVIDSON COUNTY TN.