THIS INSTRUMENT PREPARED BY:
Larry D. Craig, Attorney
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

BOOK 8389 PAGE 928

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Lucille Johnson Nelson 703 Mt. Carmel Place Nashville, TN 37205	Same	Map 129-11-0-A Parcel 703CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Frank W. Englert, Jr. and wife, Margaret P. Englert, hereafter called the Grantors, have bargained, sold and leased, and by these presents do transfer, convey, and lease unto Lucille Johnson Nelson, hereinafter called 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 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 in 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 1-5 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 Frank W. Englert, Jr. and wife, Margaret P. Englert, by instrument from Harry J. Blazek, et ux, Olivia S. Blazek of record in Book 8057, Page 271, Register's Office for Davidson County, Tennessee.

This conveyance 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, said 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 1991.

7. Resolution of record Book 6527, Page 700, Register's Office for Davidson County.

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 Grantee, her 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.

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

Witness our hands this 2nd day of July, 1991. BOOK 8389 PAGE 929

Frank W. Englert, Jr.
FRANK W. ENGLERT, JR.

Margaret P. Englert
MARGARET P. ENGLERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Frank W. Englert, Jr. and wife, Margaret P. Englert, 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 2nd day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 9-30-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Lucille Johnson Nelson
AFFIANT

Subscribed and sworn to before me this 2nd day of July, 1991.

NOTARY PUBLIC

My Commission Expires: 9-30-92

21906

TENNESSEE REAL ESTATE TRANSFER
JUL 2 2 29 PM '91

PAID

3883 07/02 0101 01CASH 6.00