Realty 45

BOOK 8401 PAGE 928

FORM No. WD-1

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Steven R. Hecklin, Executor of the Estate of Simon Hecklin, deceased, Steven Ronald Hecklin, Karen Gail Hecklin Yazdian and Robin Joy Hecklin Yazdian, have bargained, sold and leased, and by these present do transfer, convey and lease unto Gayle W. Threlkeld and wife, Dorotha V. Threlkeld, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 80,000.00

Gayle W. Threlkeld
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1991

Notary Public

MY COMMISSION EXPIRES: 1/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Gayle W. Threlkeld	Atlantic Coast Mortgage Company	129-11 A 900 CO
(NAME) 900 Glenmary Court	(NAME) 12700 Fair Lakes Cir., #400	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Fairfax, VA 22033	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

Land in Davidson County, Tennessee, being Unit No. 96R 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 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 property identification.

Being the same property subleased and conveyed to Simon Hecklin by sublease and conveyance of condominium apartment from St. Henry's Property Development, Inc., of record in Book 7241, page 521, Register's Office for Davidson County, Tennessee. The said Simon Hecklin having since died. By will of record in Will Book 169, page 473, Probate Court Clerk's Office for Davidson County, Tennessee, the property was devised to Steven Ronald Hecklin, Karen Gail Hecklin Yazdian and Robin Joy Hecklin Yazdian.

Subject property is not the usual place of residence of any of the grantors herein.

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, Phase ID, recorded in 6933, page 927, as amended in Book 7404, page 766, and the By-Laws for The Cloister at St. Henry, recorded in Book 6042, page 650, as amended in Book 6519, page 187, and Book 7590, page 273, said Register's Office.

3. Sanitary sewer and/or storm easement of record in Book 4191, page 157, said Register's Office.

4. Matters shown on the plan of the Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, said Register's Office.

5. Storm water detention agreement by and between St. Henry's Property Development, Inc. and the Metropolitan Government of Nashville and Davidson County, of record in Book 6862, page 384, said Register's Office.

6. Terms of the Ground Lease of record in Book 6922, page 282, said Register's Office.

7. Deeds of conveyance for sanitary sewers and water main in Book 6065, pages 127 and 132, said Register's Office.

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

9. Real estate taxes for 1991, which have been prorated between the parties.

This is improved property known as 900 Glenmary Court, 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 6922, page 282, 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 our hands this 15th day of July, 1991.

Steven R. Hecklin, Executor

Karen Gail Hecklin Yazdian

Steven Ronald Hecklin, individually

Robin Joy Hecklin Yazdian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Hecklin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of Simon Hecklin, deceased, and that he is authorized by the Estate to execute this instrument on its behalf.

Witness my hand and seal at Brentwood, TN, this 15th day of July, 1991.

Notary Public at Large

My commission expires 1/11/92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven Ronald Hecklin, Karen Gail Hecklin Yazdian and Robin Joy Hecklin Yazdian, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

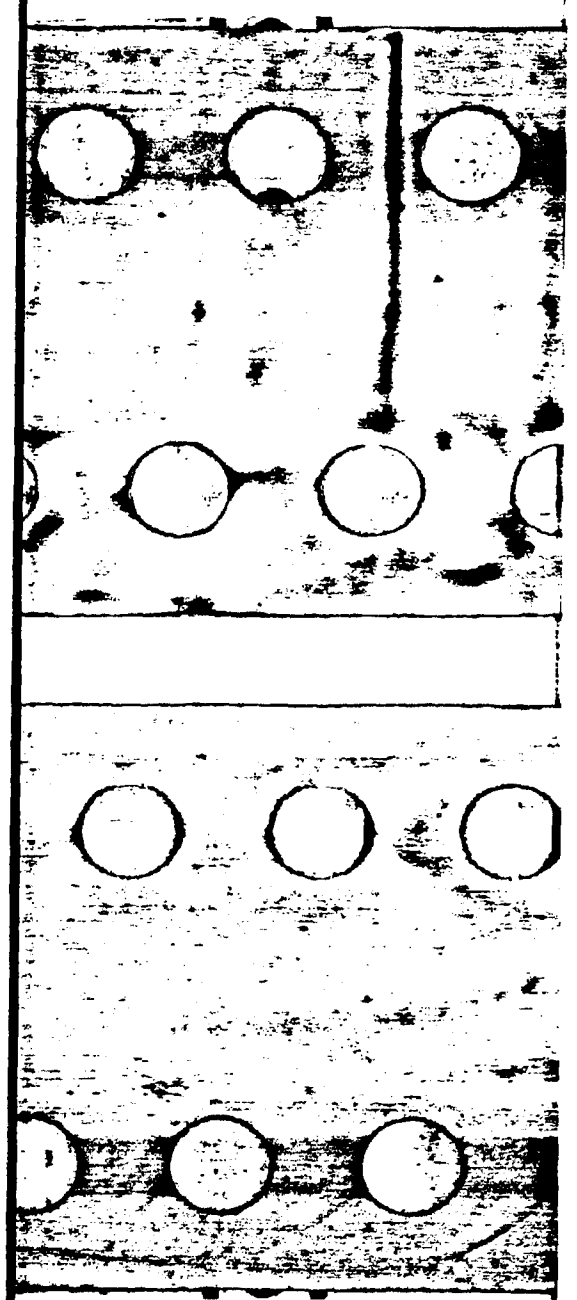
Witness my hand and seal at Brentwood, TN, this 15th day of July, 1991.

Notary Public at Large

My commission expires 1/11/92

RECEIVED FOR REFERENCE JUL 16 9 30 AM '91 WILLIAMSON CO. TN.

3233 01 CHECK 303.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8401 PAGE 930

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 303.00
				CHECK 303.00
07/22/91	01			09:32 0001 3421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32333.

IDENTIF REFERENCE

JUL 22 9 30 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 442408