Box 38
(JFK)

This instrument prepared by:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
511 Union Street, 25th Floor
Nashville City Center
Nashville, TN 37219

BOOK 8470 PAGE 387

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
Clyde A. Yates, Jr. 702 Mt. Carmel Place Nashville, TN	Same	129-11A, 702 CO

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, GEORGE U. BENNETT and wife, NANCY M. BENNETT (the "Grantors") have bargained, sold and leased, and by these presents do hereby transfer, convey and lease unto CLYDE A. YATES, JR. (the "Grantee"), his heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

> Unit No. 702 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase IC, of record in Book 6675, page 173, 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 IC, attached as Exhibit "B" to said Master Deed for proper identification.
>
> Being the same property conveyed to George U. Bennett and wife, Nancy M. Bennett by deed from Louis H. Hardin and wife, Martha B. Hardin, of record in Book 7999, page 937, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 66-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements, and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IC, recorded in Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the Bylaws of The Cloister at St. Henry, recorded in Book 6042, page 650, 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. Terms and conditions of a Ground Lease by and between James D. Niedergreses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated June 3, 1985, of record in Book 6596, page 608, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of First Revision, The Cloister at St. Henry, of record in Book 5200, page 676, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, dated April 7, 1986, of record in Book 6824, page 870, Register's Office for Davidson County, Tennessee.

7. Real Estate Taxes for 1992 and future years.

This is improved property known as No. 702, 702 Mt. Carmel Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns for the term of the Ground Lease of record in Book 6596, page 606, Register's Office for Davidson County, Tennessee, 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 St. Henry Property Development, Inc.'s Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantors under St. Henry Property Development, Inc.'s Ground Lease, including payment of all real estate taxes assessed against both land land buildings.

WITNESS our hands, this the 29th day of October, 1991.

George U. Bennett

George U. Bennett

Nancy M. Bennett

Nancy M. Bennett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, GEORGE U. BENNETT and wife, NANCY M. BENNETT, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 24th day of October, 1991.

Joel F Kemp Jr
Notary Public

My Commission Expires: 3/3/92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Clyde A. Yates Jr
AFFIANT

Subscribed and sworn to before me, this the 24 day of October, 1991.

Joel F Kemp Jr
Notary Public

My Commission Expires: 3/3/92

5.6.6.8 7.

IDENTIFICATION REFERENCE

OCT 24 12 22 PM '91

FELIX Z. WHITE, REGISTER

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