THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

MAIL ENV.

DEC 31 10 49 AM '91

IDENTIFICATION REFERENCE

7.3381.

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

BOOK 8518 PAGE 843

: Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
:		
: SHIRLEY R. KANE	C&S Real Estate Services	9DZ 72865
: 247 Cana Circle	P.O. Box 656	129-11-A/247 CO
: Nashville, TN 37221	Tucker, GA 30085-0656	

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 and sufficiency of which are hereby acknowledged, the undersigned, E. INMAN FOX, ("Grantor"), has this day bargained, sold, and leased, and by these presents does transfer, convey and lease unto SHIRLEY R. KANE ("Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 247 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 IB, of record in Book 6237, page 665, 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 IB, attached as Exhibit "B" to said Master Deed for identification.

BEING the same property transferred by Sublease and Conveyance of Condominium Apartment to E. Inman Fox, of record in Book 8297, page 61, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to following:

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

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase IB, recorded in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for 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.

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TO HAVE AND TO HOLD the said condominium apartment, together with all appurtenances estate, title, and interest thereto belonging to the said Grantee, his her, or their assigns for the term of the Ground Lease of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

Grantee understands that the 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 Grantor's 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 Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

This is improved property known as 247 Cana Circle, Nashville, Tennessee, 37205.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 20th day of December, 1991.

E Inman Fox

E. INMAN FOX

BY: Peggy Fox Morgan

PEGGY FOX MORGAN, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, PEGGY FOX MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Attorney in Fact for E. INMAN FOX, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of E. INMAN FOX, the bargainor, by the said PEGGY FOX MORGAN as such Attorney in Fact.

WITNESS my hand, at office, this 20th day of December, 1991.

Patricia B Chapman

Notary Public

My commission expires: 3-25-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$79,000.00**.

Shirley R Kane

Affiant

Subscribed and sworn to before me, this 20th day of December, 1991.

Patricia B Chapman

Notary Public

My commission expires: 3-25-95