PREPARED BY:
Steltemeier & Westbrook
2002 Richard Jones Road, C-101
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$81,300.00

Arthur B. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 21, 1992

14020

IDENTIF. TREFERENCE

MAY 28 3 46 PM '92

DAVIDSON COUNTY TN.

SUBLEASE AND CONVEYANCE OF CONDOMINUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Arthur B. Stephens Frances B. Stephens 438 Siena Drive Nashville, TN 37205	SAME	Map 129-11-A Parcel 438

0973 05/28 0101 03CHECK 307.81

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 of which is hereby acknowledged, the undersigned, NANCY EARLENE FITZGERALD GIPSON, unmarried, the beneficiary under The Will of WILLIE MAE VINSON FITZGERALD, (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto ARTHUR B. STEPHENS AND WIFE, FRANCES B. STEPHENS, (the "Grantee"), his, her or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 438 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 proper indentification.

Being the same property transfered, conveyed and leased to Willie Mae Fitzgerald, deceased, a leasehold established by that certain Sublease and Conveyance of Condominium Apartment, executed by and between St. Henry's Property Development, Inc., as Grantor and the herein insured as Grantee, dated January 29, 1985, of record in Book 6483, page 654, Register's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the 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 By-Laws 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.

4. Real estate taxes for 1992.

THIS is improved property known as No. 438, 438 Siena Drive ,

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

WITNESS my hand, this the 22ND day of MAY, 1992.

Nancy Earlene Fitzgerald Gipson

NANCY EARLENE FITZGERALD GIPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Nancy Earlene Fitzgerald Gipson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1992.

Lee E. Cranford

Notary Public

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires:

November 21, 1992

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8636 PAGE 502

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 81300.00
MOR TX 300.81
PRFEE 1.00
TDEED 6.00
ERR CO
TDEED 6.00-
MISC 6.00
TOTAL 307.81
CHECK 307.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/92 01 15:44 0001 0973

I 4 0 2 U

IDENTIF. REFERENCE

MAY 28 3 46 PM '92

No. 535124