THIS INSTRUMENT PREPARED BY:
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315 Deaderick Street, Suite 105
Nashville, Tennessee 37238-0105

00266913
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
F. W. Beavin and wife, Mary B. Beavin 270 Cana Circle Nashville, TN 37205	None	Map 129-11-A Parcel 270

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, George H. Boyles and wife, Caroline B. Boyles (the "Grantors"), have bargained, sold and leased, and by these presents do transfer, convey and lease unto F. W. Beavin and wife, Mary B. Beavin (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 123L, 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 1D, of record in Book 6933, page 927, 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 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to George H. Boyles and wife, Caroline B. Boyles, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 7147, page 442, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE 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 1D, of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650, said Register's Office.

3. Sanitary Sewer and/or Storm Easement, of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

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, Register's Office for Davidson County, Tennessee.

6. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

7. Nondisturbance Agreement dated July 15, 1986, between James D. Niedergeses, Bishop of the Diocese of Nashvile, Lessor, and St. Henry's Property Development, Inc., Lessee, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 1992.

THIS IS IMPROVED PROPERTY known as No. 270 Cana Circle, 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, his, her or their heirs and assigns, for the term of the Ground Lease, of record in Book 6922, page 282, 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 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 hand, this the 25 day of June, 1992.

F. W. Beavin

George H. Boyles

Mary B. Beavin

Caroline H. Boyles

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State, F. B. Beavin and wife, Mary B. Beavin, the within named bargainors, with whom I am personally acquanted (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 25 day of June, 1992.

Linda V. Jones
Notary Public

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

Subscribed and sworn to before me this 25 day of June 1992.

Notary Public

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

5501 06/26 0101 03CHECK 18.00

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State, George H. Boyles, and wife, Caroline B. Boyles, the within named 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of June, 1992.

Notary Public

My Commission Expires: 1-17-1994

IDENTIF. REFERENCE

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