YJ
Draft

BOOK 8683 PAGE 49 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 78,000.00

Margaret S. Bettis
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 06/28/95

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO NEW OWNER: P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Margaret S. Bettis (NAME)	(NAME)	
408 Siena Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129-11-A-408.00
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Darrin D. Jones, Conservator for Peggy L. Criner (the Grantor), has bargained, sold, and leased, and by these presents do transfer, convey and lease unto Margaret S. Bettis (the Grantee), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 408 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for The Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665, as amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plan for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for complete identification and description of such unit.
>
> Being the same property conveyed to Peggy L. Criner, a widow, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6381, Page 910, said Register's Office.
>
> This description is the same description used in the prior deed of record.

This conveyance and lease is subject to the following:

1. Provisions of T.C.A., Section 64-2701, et seq.

2. Master Deed for The Cloister at St. Henry, IB of record in Book 6237, Page 665 and amended in Book 6834, Page 449, said Register's Office.

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

4. By-Laws of record in Book 6042, Page 650; Book 6519, Page 187 and Book 7590, Page 273, said Register's Office.

5. Real estate taxes for 1992, prorated this date.

6. All matters of record in Book 6237, Page 665 and amended in Book 6834, Page 449, said Register's Office.

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

8. Terms of the Ground Lease of record in Book 6208, Page 137, said Register's Office.

9. Boundary Survey of record in Book 5200, Page 656 and amended in Book 6250, Page 924, said Register's Office.

10. Deeds of Conveyance for sanitary sewers and water mains of record in Book 6065, Page 132 and Book 6065, Page 127, said Register's Office.

This is improved property known as 408 Siena Drive, 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 6208, Page 137, 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 the 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 my hand this 22nd day of July, 1992

Darrin D. Jones, Conservator

Darrin D. Jones, Conservator

FEE $ 8.00 IDENTIFICATION REFERENCE
JUL 24 8 29 AM '92
3008.3

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 Darrin D. Jones, as Conservator, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpsoses therein contained.

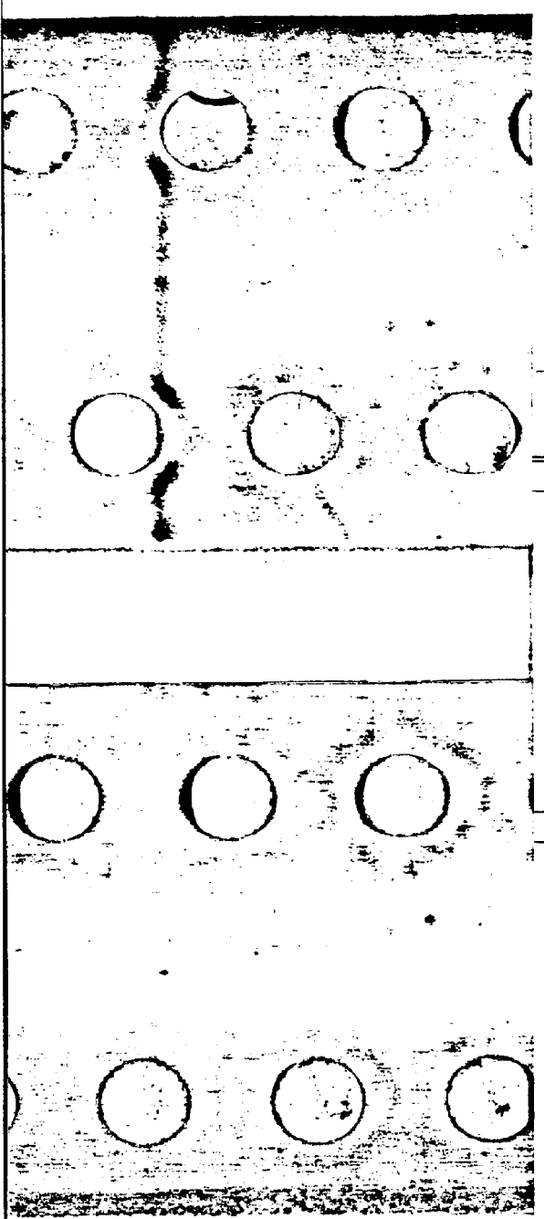
Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 1992.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: 06/28/95

0101 07/24/92 08:29:00 CHECK 297-60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8683 PAGE 51

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
				CAMT 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.60
				CHECK 297.60
			07/24/92 01	08:29 0001 8391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

300083

IDENTIFICATION

JUL 24 8 29 AM '92

FELIX Z. WILSON, II

No. 553091