THIS INSTRUMENT PREPARED BY:
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25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

00268440
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
John J. Sangervasi Sandra F. Sangervasi Shirley P. Foster 420 Siena Drive Nashville TN 37205	Same	Map 129-11-A Parcel 42

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 Langstaff, Personal Representative of the Estate of Katherine Langstaff Pierson, deceased (the "Grantor"), has bargained, sold and leased, and by by these presents does transfer, convey and lease unto John J. Sangervasi and wife, Sandra F. Sangervasi, and Shirley P. Foster as joint tenants with right of survivorship (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. 420, 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 1B, 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 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Katherine Langstaff Pierson by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 7987, page 531, Register's Office for Davidson County, Tennessee. The said Katherine Langstaff Pierson being one and the same person as Katherine Irion Pierson and she having died testate and by Will of record in Will Book 181, page 105, Probate Court of Davidson County, Tennessee, George Langstaff was appointed Personal Representative of the estate with full power to sell all or any part of the estate, real or personal

THIS SUBLEASE AND 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 1B, of record in Book 6237, page 665, 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, as amended in Book 6834, page 449, Resolution in Book 6257, page 700, Amendment to Bylaws in Book 6519, page 187, said Register's Office.

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

4. Matters shown on the Plan of Cloister at St. Henry Phase IB, of record in Book 6237, page 665, 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 August 31, 1982, of record in Book 6208, page 137, 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. 420 Siena Drive, 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 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 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 the 9th day of December, 1992.

George Langstaff, Personal Representative of the Estate of Katherine Langstaff Pierson, deceased

John Sangervasi

Sandra F. Sangervasi

Shirley Foster

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 1992.

Notary Public

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State, George Langstaff, Personal Representative of the Estate of Katherine Langstaff Pierson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of December, 1992.

Notary Public

My Commission Expires: 1-17-1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State, John J. Sangervasi, and wife, Sandra F. Sangervasi, and Shirley Foster, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of December, 1992.

Linda V. Jones
Notary Public

My Commission Expires: 1-14-1994

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IDENTIFICATION REFERENCE

Dec 10 4 00 PM '92

DAVIDSON COUNTY, TN