THIS INSTRUMENT PREPARED BY:
WALT, DYER AND JAMES, ATTYS.
ONE BURTON HILLS BLVD. SUITE 130
NASHVILLE, TN 37215

FILE BOX 61

BOOK 8816 PAGE 613

CONVEYANCE OF SUBLEASE AND CONDOMINIUM APARTMENT

Address New Owner (s):	Send Tax Bills To:	Map-Parcel Numbers:
Mrs. Leah L. Riggins 263 Cana Circle Nashville, Tn 37205	SAME	129-11- A-263co

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann Marie Tubbs, executrix under the will of Catherine William Shaw of record in Will Book 180, page 625 Probate Court Clerk of Williamson County Tennessee ("Grantor") has bargained and sold, and by these presents transfers and conveyed unto Leah L. Riggins ("Grantees"), their heirs and assigns, the real property in Davidson County, Tennessee, described as follows:

Unit 263, created under Title 66, Chapter 27, Section 101, et seg., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1C, of record in Book 6675, page 173, 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 1C, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same leasehold conveyed to William B. Shaw and wife, Catherine J. Shaw by conveyance of record in Book 6817, page 249, said Register's Office for Davidson County, Tennessee. The said William B. Shaw having predeceased Catherine J. Shaw, deceased, and being the same person as Catherine McWilliams Shaw The Last Will and Testament of Catherine McWilliams Shaw being probated in Williamson County, Tennessee, Docket No. 99642.

The foregoing description is the same as in the deed of record in Book 6817, page 249.

This is improved property known as Unit 263, The Cloister at St. Henry, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Provisions of Tennessee Code Annotated, Section 84-27-101, et seg.

2. Condition, restrictions, options, encumbrances, lien, assessments, easements and undertaking contained in the Master of Deed for The Cloister at St. Henry, Phase 1C, recorded in Book 6675, page 173, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, page 850, said Register's Office.

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

TO HAVE AND TO HOLD said property with the appurtenances hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, for the term of the ground lease of record in Book 6596, page 608, said Register's Office, and any extension thereof, but not further.

Grantees understand that Grantor is not conveying the above described real estate in fee simple and that this conveyance is of a sublease of the above described condominium apartment for the full term of the ground lease described above and any extension thereof and a conveyance by Grantor of all right, title, and interest of Grantor in the described condominium apartment. By acceptance of this conveyance, Grantees agree to assume jointly with the Cloister Owner's Association any obligation of Grantor under said ground lease, including payment of all real estate taxes assessed against both land and buildings.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 14 day of December, 1992.

Estate of Catherine McWilliams Shaw
By: Ann Marie Tubbs, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annmarie Tubbs, Executrix of the Estate of Catherine McWilliams Shaw, the bargainor ____, with whom I am personally aquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of Dec 19 92.

Commission expires 11-27-93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

7.46 3.4

IDENTIFICATION REFERENCE

Dec 17 [illegible] '92

[illegible]
DAVIDSON COUNTY, TN

2765 12/17 0101 03CHECK 12.00