THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney at Law
First American Center
315 Deaderick Street, Suite 105
Nashville, Tennessee 37238-0105

00270842
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Mary J. Kennedy 4033 Siena Drive Nashville TN 37205	None	Map 129-11-A Parcel 403

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, Gertrude K. Daugherty, a widow, (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Mary J. Kennedy (the "Grantee"), her 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. 403, 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 1A, of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, 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 of

The Cloister at St. Henry, Phase 1A of Lot No. 2, of record in Book 5200, page 529, said Register's Office, for proper identification.

Being the same property conveyed to Gertrude K. Daugherty, a widow, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6182, page 805, 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 1A, of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee, as corrected by Correction of Amendment to Master Deed of record in Book 6237, page 660; and the By-Laws for the Cloister at St. Henry of record in Book 6042, page 650, in said Register's Office, as amended by Amendment to By-Laws of record in Book 6519, page 187, and Certificate of Amendment to the By-Laws of record in Book 7590, page 273, 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. Storm Water Detention Agreement of record in Book 6824, page 870, in said Register's Office.

5. Matters shown on the Plan of Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, page 529, and revised in Book 5200, page 656, in said Register's Office.

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., of record in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

7. Nondisturbance Agreement dated July 15, 1986, between James D. Niedergeses, Bishop of the Diocese of Nashville, 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 1993.

THIS IS IMPROVED PROPERTY known as No. 403 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 5961, page 657, 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 26 day of July, 1993.

Gertrude K. Daugherty
Gertrude K. Daugherty

Mary J. Kennedy
Mary J Kennedy

STATE OF MISSISSIPPI)
)
COUNTY OF Hinds)

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

Subscribed and sworn to before me this 22 **day of** July, **1993.**

Notary Public

My Commission Expires: My Commission Expires Feb 2, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Linda V. Jones, **a Notary Public in and for said County and State, Gertrude K. Daugherty, the within named bargainor, with whom I am personally 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 26 **day of** July, **1993.**

Notary Public

My Commission Expires: 1-17-1994

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary J. Kennedy, the within named 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 July, 1993.

Notary Public

My commission expires:

My Commission Expires Feb. 2, 1996

HINDS COUNTY CIRCUIT CLERK

45230
FEDERAL-HOME
93 JUL 27 PM 2:41

3493 07/27 01:01 03CHECK 24.00