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

00270654
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Charles E. Farrar and wife, Wanda B. Farrar 233 Cana Circle Nashville, TN 37205	First Tennessee Bank P. O. Box 351 Memphis, TN 38101	Map 129-11-A Parcel 233

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, Rose Marie Disser, unmarried, (the "Grantor"), has bargained, sold and leased, and by these presents do transfer, convey and lease unto Charles E. Farrar and wife, Wanda B. Farrar, (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson County County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 233, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed 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 described in said Master Deed. Reference is hereby made to the Plat for Phase I-A of Lot No. 2, the Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rose Marie Disser, a widow, by Sublease and Conveyance of Condominium Apartment, from St. Henry's Property Development, Inc., of record in Book 6115, page 181, 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 and By-Laws for the Cloister at St. Henry, recorded in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, as corrected in Book 6237, page 660, 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. Easements and other matters of record in Plat Book 5200, page 455, and Plat Book 5200, page 529, said Register's Office.

5. Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of

Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, page 657, said Register's Office.

6. Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office.

7. Subject to all matters shown on the Plans of record in Book 6250, page 585, and Book 6250, page 924, said Register's Office.

8. Amendment to By-Laws of record in Book 6519, page 187, said Register's Office.

9. Real estate taxes for 1993.

THIS IS IMPROVED PROPERTY known as No. 233 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 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 30 day of July, 1993.

Rose Marie Disser

Charles E. Farrar

Wanda B. Farrar

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Wenda B Farrar
Affiant

Subscribed and sworn to before me this 30 day of July, 1993.

Linda V. Jones
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, Rose Marie Disser, 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 30 day of July, 1993.

Linda V. Jones
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, Charles E. Farrar and wife, Wanda B. Farrar, 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 30 day of July, 1993.

Linda V. Jones
Notary Public

My commission expires:

1-29-1994

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IDENTIF. & REFERENCE

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FELIX A. ALSUP, JR. REGISTER
DAVIDSON COUNTY, TN.

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