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IDENTIF. + REFERENCE

PICK-UP

BOOK 9162 PAGE 666

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 107,000.00

x D. F. Bain
Affiant

Sworn to and subscribed before me this 23 day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
D. F. Bain, et ux	Same	Map 12911-A
516 Loyola Drive		Parcel 516
Nashville, Tn 37205		

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, BARBARA DENT GAINES, Executrix of the Estate of MILDRED CLARK FOUTCH, deceased, (the "Grantor"), has bargained, sold, and leased, and by these presents does transfer and convey and lease unto D. F. BAIN and wife, VIRGINIA BAIN, (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 516 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, as revised by First Revision, Condominium Site Plan, Plat for Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, Page 656, said Register's Office, for a more complete identification and description of such Unit.

Being the same property leased to Mildred C. Foutch, a widow, of record in Book 6158, Page 537, Register's Office for Davidson County, Tennessee. The said Mildred C. Foutch having since died, her will being of record in Will Book 186, Page 721, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-2701, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws 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, Register's Office for Davidson County, Tennessee.

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

4. Real estate taxes for 1993, which have been prorated between Grantor and Grantee and will be paid by Grantor.

5. Easements and other matters of record in Plat Book 5200, Page 455, and Plat Book 5200, Page 529, Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Loyola 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, 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 said 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 said Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this, the 23 day of November, 1993.

Barbara Dent Gaines by
David C. Rutherford, Attorney in Fact
BARBARA DENT GAINES,
Executrix of the Estate of
MILDRED CLARK FOUTCH, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Rutherford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barbara Dent Gaines, acknowledged that he executed the same as the free act and deed of the said Barbara Dent Gaines.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94