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REGISTER
DAVIDSON COUNTY, TN.

9981.8
REFERENCE

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Mrs. Vance W. Anderson
808 Marquette Drive
Nashville, TN 37205

MAP PARCEL NOS.
129-11-A
808

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

Mail

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, CHARLES M. ANDERSON**, have bargained, sold, and leased, and by these presents do transfer and convey unto **VANCE W. ANDERSON**, the Grantee herein, her heirs and assigns, all my right, title and interest in and to a certain condominium apartment in Davidson County, State of Tennessee, described as follows:

> Unit No. **106R** 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 ID, of record in Book 6933, Page 927, as amended by instrument of record in Book 7404, Page 766, 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 ID, attached as Exhibit "B" to said Master Deed for proper identification.
>
> Being part of the property leased to St. Henry's Property Development, Inc. by Ground Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.
>
> And being the same property conveyed to Charles M. Anderson and wife, Vance W. Anderson, by deed from St. Henry's Property Development, Inc. of record in Book 7450, Page 179, Register's Office for said County.

This conveyance and lease 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 ID, recorded in

Book 6933, Page 927, as amended by instrument of record in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for said County.

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

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, Register's Office for said County.

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.

This is improved property known as 808 Marquette Drive, Nashville, Davidson County, Tennessee 37205.

This Sublease and Conveyance of Condominium Apartment, as herein described, is made to convey all of Grantor's interest of every kind, including any and all marital rights, so as to vest his entire interest in said Condominium Apartment to Grantee.

To have and to hold said interest in the said condominium apartment, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, for the term of the Ground Lease of record in Book 6922, Page 282, 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 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 his right, title and interest, including all marital rights, in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owners' Association all obligations of the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand this 15th day of December, 1993.

Charles M. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00.

CMB/tgs

Sworn to and subscribed before me, this 15th day of December, 1993.

Notary Public

My Commission expires 5-24-97

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 **CHARLES M. ANDERSON**, the 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 15th day of December, 1993.

Notary Public

My Commission expires 5-24-97

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