FILE BOX "7"
FILE NO. 32122

BOOK 9234 PAGE 705

This Instrument prepared by:
Saturn and Mazer Title Services, Inc.
212 Third Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

X Helen M Walker
Affiant

Subscribed and sworn to before me this 14th day of January, 1994.

Notary Public

My Commission Expires: 1/23/94

12713
IDENTIFICATION REFERENCE

94 JAN 31 PM 1:49
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.
HELEN M. WALKER 410 Siena Drive Nashville, TN. 37205	S A M E	129-11-A-410 9DZ 72876

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, WILLIAM L. BURNS, (the "Grantor") has bargained, sold, and leased, and by these presents does transfer, convey and lease unto HELEN M. WALKER, Unmarried, (the "Grantee"), his, her or their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 410 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 IB, of record in Book 6237, Page 665, Register's Office for Davidson County, Tennessee, 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 IB, attached as Exhibit "B" to said Master Deed for proper identification.

BEING the same property conveyed to Mary M. Burns, a widow, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6388, page 687, Register's Office for Davidson County, Tennessee. By Will probated in Will Book 179, page 413, said property was left to William L. Burns, the said Mary M. Burns having since died.

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 1B, recorded in Book 6237, Page 685, 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 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 1994, which have been prorated between the Grantor and the Grantee and will be paid by the Grantor.

THIS is improved property known as No. 410, 410 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 Grantor's Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee, and any extension thereof but not futther.

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 Grantor's Ground Lease andy any extension thereof, and a conveyance by Grantor of all right, title and interest of the Grantor inthe described condominium apartment. By acceptance of this conveyance, Grante agrees to assume jointly with The Cloister Owners' Association all obligations of the Grantor under Grantor's Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

WITNESS my hand, this the 7th day of January, 1994.

X William L. Burns
WILLIAM L. BURNS

The said MARY JO BURNS, wife of WILLIAM L. BURNS, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate, or otherwise.

X Mary Jo Burns
MARY JO BURNS

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 WILLIAM L. BURNS and wife, MARY JO BURNS, the 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 the 7th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 7/23/94

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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