PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34718)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 90000.00

Charlotte C. Folk
Affiant

Sworn and subscribed before me this 4th day of February, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Charlotte C. Folk 219 Cana Circle Nashville, TN 37205	Sunbelt National Mortgage Corp. 2974 LBJ Freeway #200 Dallas, TX 75234	129-11-A-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mable Ann Patton, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte C. Folk, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee created upon a leasehold estate, and, being Unit No. 219 on the plan of Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529 and revised in Book 5200, page 656, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same premises conveyed to Mable Ann Patton by sublease and conveyance of condominium apartment from Olivia S. Buck Blazek of record in Book 6910, page 969, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Master Deed and By-Laws which contain restrictive covenants and other matters of record in Book 6042, page 602, Book 6071, page 149, Book 6519, page 187, Book 6237, page 660 and amended in Book 7590, page 273, and an easement for sanitary sewer and/or storm easement of record in Book 4191, page 157, and subject to terms and conditions of 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, all in said Register's Office and any and all matters shown on the herein referenced Plan of record in said Register's Office.

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 Grantors Ground Lease and any extension thereof, and a conveyance by Grantor of all right, title an interest of the Grantor in the described condominium apartment. By acceptance of this conveyance, Grantee agrees to assume jointly with The Cloister Owner's Association all obligations of the Grantor under Grantors Ground lease, including payment of all real estate taxes assessed against both land and buildings. The attached copy of a resolution of the Board of Directors of St. Henry Property Development, Inc., is incorporated herein as Exhibit "A" to this instrument.

This is improved property, known as: 219 Cana Circle, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of February, 1994.

Mable Ann Patton
Mable Ann Patton

~~3647 02/08 0101 03CHECK 342.00~~

State of Tennessee
County of Davidson

On this 4th day of February, 1994, before me the undersigned authority, personally appeared **Mable Ann Patton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public

EXHIBIT "A"

RESOLUTION

WHEREAS, the Master Deeds for The Cloister at St. Henry provide at Section 18(d) circumstances under which a unit owner may sell his unit to the developer, St. Henry's Property Development, Inc. ("S.H.P.D.") for 80% of appraised fair market value; and,

WHEREAS, a question has arisen regarding whether or not S.H.P.D. may on the death of a unit owner compel the succeeding owners to sell to S.H.P.D. at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. has never intended to compel any owner to sell to it at 80% of appraised fair market value; and,

WHEREAS, S.H.P.D. understands that Section 18(d) does not grant it any right to compel such a sale at the death of an owner or otherwise:

NOW, THEREFORE, be it:

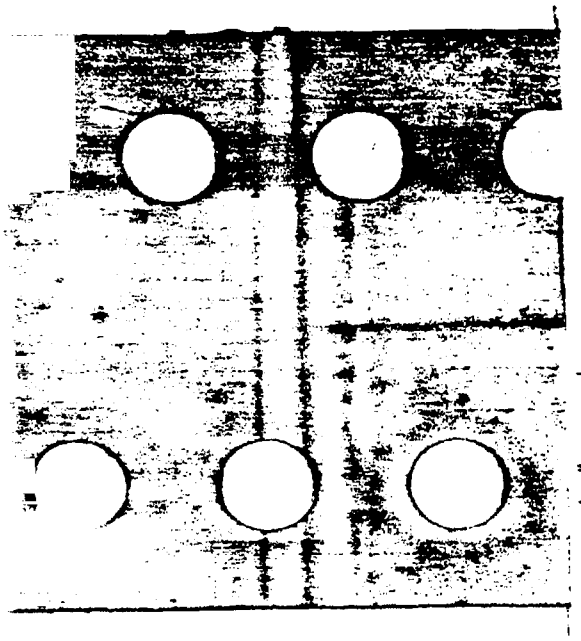
RESOLVED, that for the purpose of clarifying interpretation of the Master Deeds' Section 18(d) and with express understanding that prospective unit purchasers of The Cloister at St. Henry will rely on the statements in this resolution, S.H.P.D. declares that it will not under any circumstances compel any unit owner to sell a unit to S.H.P.D. at 80% of appraised fair market value, but will purchase units at 80% of appraised fair market value upon request of a unit owner provided such unit owner has fully complied with all prerequisites to the obligations of S.H.P.D. as provided in Section 18(d).

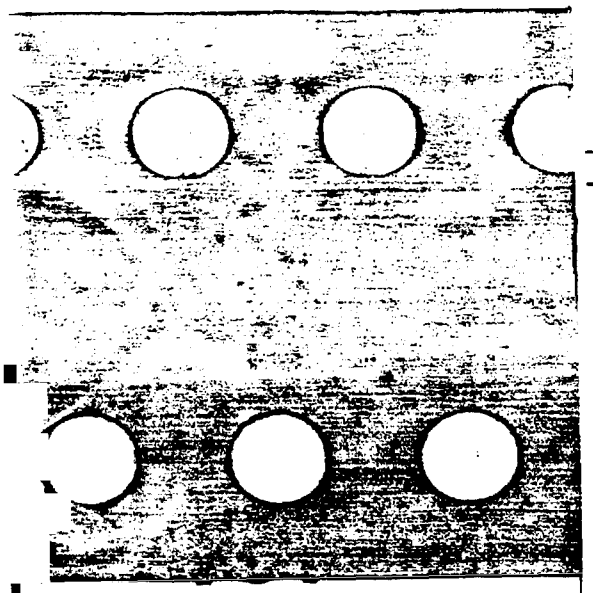
Resolution unanimously adopted by Board of Trustees for St. Henry Property Development, Inc. at its regular monthly meeting on Wednesday, March 6, 1985.

Karol F. Grace
Karol F. Grace
Board Member and Secretary

15987
IDENTIF. & REFERENCE

94 FEB -8 AM 9:16
FELIX ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 262

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

02/08/94 01 09:17 0001 3647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15987
IDENTIF. ↑ REFERENCE

94 FEB -8 AM 9:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 754403