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

00273156
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Marie B. Scruggs 429 Siena Drive Nashville, TN 37205	None	Map 129-11-A Parcel 429

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, Jane D. Averbach, an unmarried person (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Marie B. Scruggs (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 429, 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, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the 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 Jane D. Averbach by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of record in Book 6483, page 651, 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 for The Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, of record in Book 6042, page 650, 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. Subject to terms and conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville, and St. Henry's Development, Inc., dated August 31, 1982, of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.

5. Real estate taxes for 1994.

THIS IS IMPROVED PROPERTY known as No. 429 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 Ground Lease, of record in Book 6208, page 137, Register's Office for Davidson County,

Tennessee, and any extension thereof, but not further.

GRANTEE UNDERSTANDS that Grantor are 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 25th day of March, 1994.

Jane D. Averbach, Grantor

Marie B. Scruggs, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane D. Averbach and Marie B. Scruggs, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1994.

Notary Public

My Commission Expires: 11-10-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $93,000.00.

David B. Dowzer
Affiant

Subscribed and sworn to before me this 25th day of March, 1994.

Linda V. Jones
NOTARY PUBLIC

My Commission Expires: 11-10-97

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

6740 03/28 0101 03CHECK 16.00

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IDENTIF. # REFERENCE

94 MAR 28 PM 1:56
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.