THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney at Law
First American Center
315 Deaderick Street, Suite 105
Nashville, Tennessee 37238-0105

00273363
Box 35

BOOK 9335 PAGE 977

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

Mail Tax Bill to

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Claire Ann Calongne 104 Cloister Drive Nashville, TN 37205	Norwest Mtg., Inc. P. O. Box 5137 Des Moines, IA 50306	Map 129-11-A Parcel 104CO

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, Mary Elizabeth Cayce, unmarried person (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Claire Ann Calongne (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. 104, 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 I-A, of record in Book 6042, page 602, Register's Office for Davidson County, Tennessee, as amended in Book in Book 6071, page 149, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed. Correction of Master Deed in Book 6237, page 660, said Register's Office, and amendment to Master Deed in Book 6519, page 187, said Register's Office. Reference is hereby made to the plat for Phase I-A of Lot No. 104, The Cloister at Saint Henry, of record in Book 5200, page 529, said Register's Office, for a more complete identification and description of such Unit.

The Cloister at St. Henry, Phase IA, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Mary Elizabeth Cayce, by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development, Inc., of recordd in Book 6596, page 970, 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 IA, of record in Book 6042, page 602, as amended in Book 6071, page 149, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry's, of record in Book 6042, page 653, said Register's Office. Correction of Master Deed in Book 6237, page 660, said Register's Office, and amendment to Master Deed in Book 6519, page 187, 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 5961, page 657, Register's Office for Davidson County, Tennessee.

5. Real estate taxes for 1994.

THIS IS IMPROVED PROPERTY known as No. 104 Cloister 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 5961, page 657, 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 3rd day of May, 1994.

Mary Elizabeth Cayce

Mary Elizabeth Cayce, Grantor

Claire Ann Calongne

Claire Ann Calongne, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Elizabeth Cayce and Claire Ann Calongne, 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 3 day of May, 1994.

Notary Public

My Commission Expires: 11-10-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 1994.

Notary Public

46922
IDENTIF. & REFERENCE

94 MAY -5 PM 2:57

FELIX A. DAVIDSON COUNTY, TN.

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