THIS INSTRUMENT PREPARED BY:
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00274264
Box 35

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL:
Ruth A. Brunt 290 Cana Circle Nashville, TN 37205	NationsBanc Mortgage Corp. 2059 Northlake Parkway Tucker, GA 30084	Map 129-11-A Parcel 290

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robbie A. Kennon, an unmarried person (the "Grantor"), has bargained, sold and leased, and by these presents does transfer, convey and lease unto Ruth A. Brunt, (the "Grantee"), her heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 118L, 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.

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IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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 the same property conveyed to Robbie A. Kennon, by Sublease and Conveyance of Condominium Apartment from St. Henry's Prperty Development, Inc., of record in Book 7505, page 52, 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 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, 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. 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 Davidson County, Tennessee.

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.

6. 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 July 15, 1986, of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

7. Nondisturbance Agreement dated July 15, 1986, between James D. Niedergeses, Bishop of the Diocese of Nashvile, Lessor, and St. Henry's Property Development, Inc., Lessee, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

8. Real estate taxes for 1994.

THIS IS IMPROVED PROPERTY known as No. 290 Cana Circle, 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 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 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 15 day of August, 1994.

Robbie A. Kennon by Maria J. Alley Atty in Fact — Ruth A. Brunt

Robbie A. Kennon — Ruth A. Brunt

"GRANTOR" — "GRANTEE"

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

ON THIS 15th **DAY OF** August , 1994 , **before me personally appeared** Ruth A. Brunt
to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her **free act and deed.**
Witness my hand and official seal.

My Commission Expires: 03-22-97

Mollie M. Cooper
Notary Public

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mana J. Alley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Robbie A. Kennon and acknowledged that she executed the same as the free act and deed of said Mana J. Alley.

Witness my hand, at Nashville, Tennessee this 15th day of August, 1994.

Mollie M. Cooper
Notary Public

My Commission Expires: 03-22-97

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