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85198

IDENTIF. A REFERENCE

94 AUG 26 PM 1:26

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pg 44

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

The actual consideration for this transfer is $92,000.00.

Betty G. Sutter (8/26/94)
AFFIANT

Subscribed and sworn to before me, this 26th day of August, 1994.

Betty A. [illegible]
Notary Public

My Commission Expires: [illegible]

NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners As Follows:
John J. Sutter and wife,
Betty G. Sutter
817 Marquette Drive
Nashville, TN 37205

Send Tax Bills To:
PNC Mortgage Corp. of America
P.O. Box 81111
Vernon Hills, IL 60061

Map-Parcel Number:
129-11-0-A-817.00CO
9DZ 73194

SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **FRANK W. ENGLERT AND WIFE, MARGARET P. ENGLERT**, (the "Grantors"), have bargained, sold and leased, and by these presents does transfer, convey and lease unto **JOHN J. SUTTER AND WIFE, BETTY G. SUTTER**, (the "Grantees"), their heirs and assigns, a certain condominium apartment in Davidson county, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 111L, 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 1D, 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. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Frank W. Englert and wife, Margaret P. Englert by deed from Joyce M. Thompson, unmarried, of record in Book 9134, page 684, Register's Office for Davidson County, Tennessee.

THIS SUBLEASE AND CONVEYANCE is made subject to the following:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

3. Conditions, Restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase 1D, 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 By-Laws for The Cloister at St. Henry, of record in Book 6042, page 650, Register's Office for said County.

4. Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase 1D, of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of nashville and Davidson County, Tennessee, of record in Book 6862, page 384, Register's Office for Davidson County, Tennessee.

7. 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.

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

This is improved property known as 817 Marquette Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interest thereto belong to the said Grantees, 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.

GRANTEES understands that Grantors are not conveying the real estate in fee simple and this conveyance is both a sublease by Grantors to Grantees of the above described condominium apartment for the full term of the Ground Lease and any extension thereof, and a conveyance by Grantors of all right, title and interest of the Grantors in the described condominium apartment. By acceptance of this conveyance, Grantees agree to assume jointly with The Cloister Owners' Association all obligations of the Grantors under the Ground Lease, including payment of all real estate taxes assessed against both land and buildings.

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WITNESS our hands this 26th day of August, 1994.

Frank W. Englert

Frank W. Englert

By: Martha Rogers Attorney-in-fact

Martha Rogers, Attorney-in-fact

Margaret P. Englert

Margaret P. Englert

By: Martha Rogers Attorney-in-fact

Martha Rogers, Attorney-in-fact

1277 08/26 0101 03CHECK 353.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

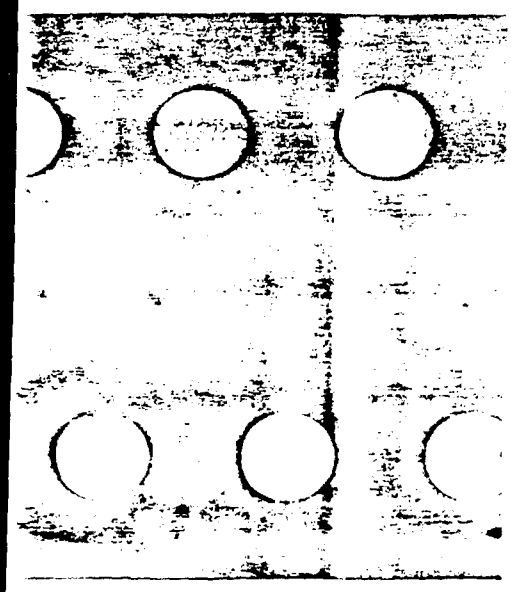
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA ROGERS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

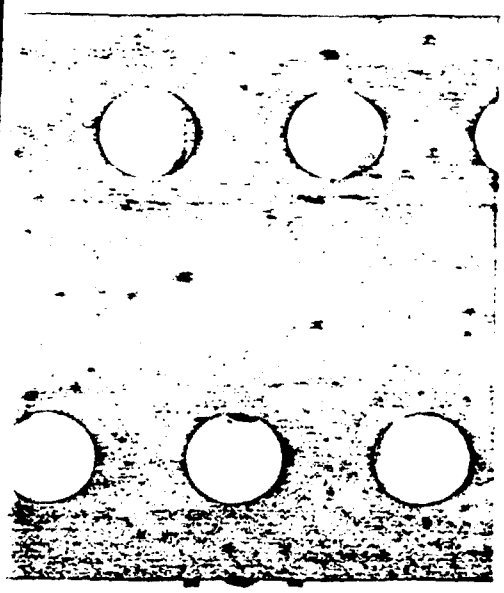
WITNESS my hand, at office, this 26th day of August, 1994.

Notary Public

My Commission Expires: 9-21-96







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CHMT	92000.00
DON TX	340.40
PRFEE	1.00
WDEED	12.00
TOTAL	353.40
CHECK	353.40

08/26/94 01 13:26 0001 2277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85198
IDENTIF. ↑ REFERENCE

94 AUG 26 PM 1:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828682